VOLUME CXXIX APRIL 20, 1926 NUMBER 2495

THE AMERICAN ARCHITECT

FOUNDED 1876

THE BUFFALO CITY PLAN

An Account of Things Done and to be Accomplished

ORDER and beauty are the two principles in architecture which are expressed in comprehensive city planning. Something of both has been accomplished in Buffalo in the past five years during which serious and organized effort has been made to convince the citizens of Buffalo that it is necessary to agree at the very outset upon a complete layout of the city's area if there is to be, finally, a harmonious relation and distribution of the various public buildings, parks, parkways and streets.

The leader in this movement has been the Buffalo City Planning Association, Inc., a volunteer membership organization incorporated for the express purpose of promoting Buffalo's City Plan. Besides giving their financial support, many of these members have devoted invaluable time and effort to the several campaigns which have been necessary to secure popular approval and support and insure a successful outcome.

Successive stages of development have been the appointment of a City Planning Committee; the development of a plan as the basis of all future public works; the designation of Niagara Square as the Civic Center and the decision of the City Council to erect a monumental City Hall on this site, the lands for which have been purchased; the widening and extension of important streets to improve traffic conditions and expedite a constantly growing use; the acquisition of additional parks and park lands; the adoption of a zoning

BUFFALO HISTORICAL SOCIETY BUILDING

THIS WAS THE NEW YORK STATE BUILDING DURING PAN-AMERICAN EXPOSITION

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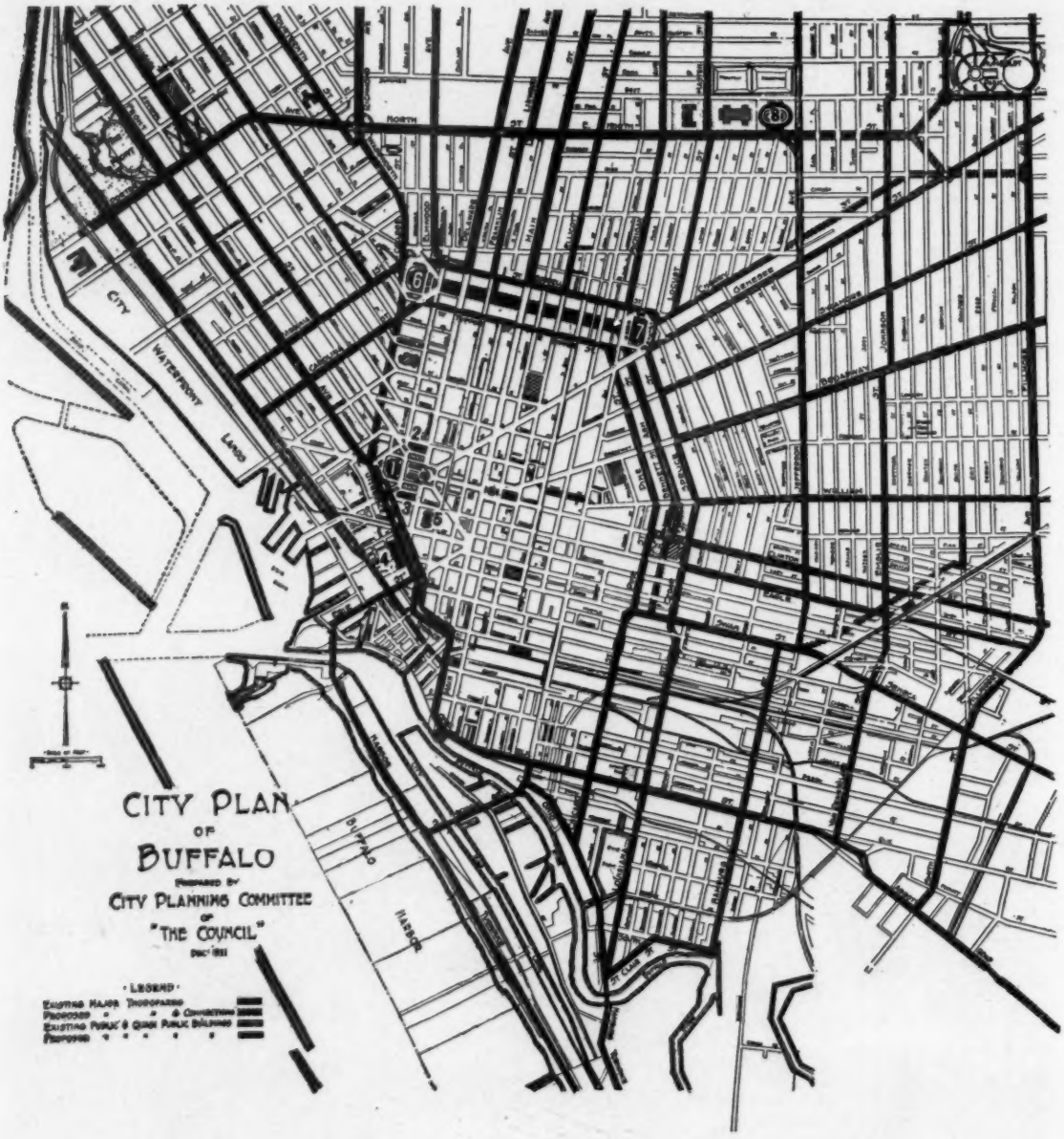


KEY MAP

ordinance for the protection of property owners; new and more adequate traffic arteries for South Buffalo accomplished by the straightening of Buffalo River and Cazenovia Creek, the relocation of streets and the building of new streets; and the adoption of a harbor plan which eventually will give Buffalo the largest and best fresh-water port in the world.

On the aesthetic side is the location of a new Buffalo Museum of Science in Humboldt Park, which affords a magnificent setting for a splendid classic building to cost one million dollars and to house the collections and educational work of the Buffalo Society of Natural Sciences. Contracts for the construction of this building have been let under which the Museum will be completed by April, 1927. Parkways directly connect this new building with the Albright Art Gallery in Delaware Park, one of the finest examples of Grecian architecture in America, and also with the white marble building of the Buffalo Historical Society in Delaware Park.

Chauncey J. Hamlin has been President of the Buffalo City Planning Association ever since its organization. His annual report for 1925 points out "Ten Milestones of Accomplishment" and

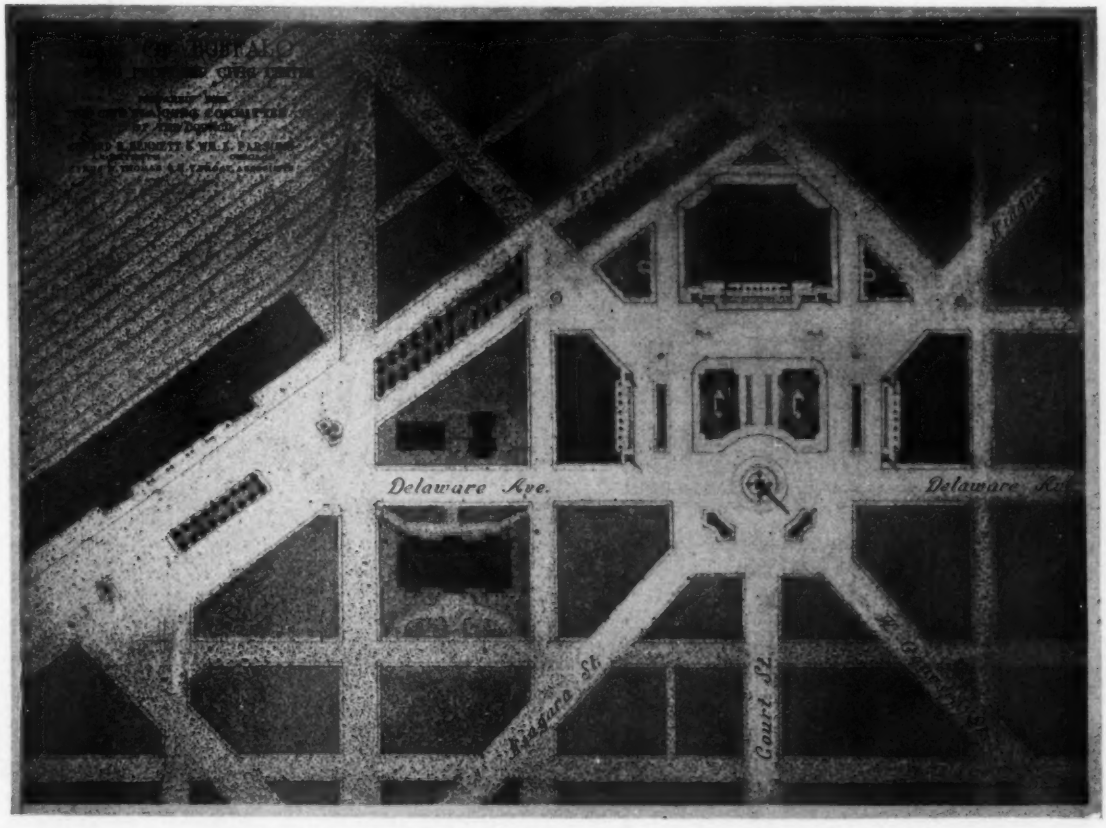
"Ten Milestones Ahead." These admirably summarize what has been done in Buffalo toward the realization of a better city and also indicate the principal problems of the immediate future. The ten accomplishments are:

1. *Zoning ordinance adopted.* This was secured by the most strenuous efforts and the conduct of a long campaign. A public sentiment in favor of zoning regulations was built up to an extent which could not be ignored, and the principles of the carefully studied ordinance proposed by the City Planning Committee were approved. The whole area of Buffalo was then divided into eighteen sections, each of which included a well defined district development, so that each could be designated by a familiar name which immediately identified it and in most instances delimited it. Public meetings were called and held in each of these districts. At each there were displayed base maps of the district on which were shown the proposed application of the use, area and height regulations to every lot, street and building. Some minor changes were suggested and agreed upon at these meetings, but the whole result was to consolidate the sentiment for zoning. At the final hearing on the adoption of the maps as a part of the ordinance, 225 civic organizations were represented. No serious criticism of the ordinance was advanced. The vote of the City Council was unanimous, reflecting unanimity of sentiment in the city in a degree never before attained.

2. *Selection of Niagara Square as the Civic Center.* An architect for the new City Hall is to be selected by the City Council. The Buffalo Chapter of The American Institute of Architects has asked the Council to designate a Buffalo architect for the building.

3. *Buffalo-Fort Erie Bridge.* During all the years of its history Buffalo has had to depend upon ferries in crossing to the Niagara peninsula in Canada, directly opposite the city. Many citizens of Buffalo have summer homes on the Canadian side, the lee shore of Lake Erie, and thousands more cross the Niagara every summer's day. A company was organized and financed, the bridge is under construction, and in a few months will be thrown open to the public. This venture is unique, in that when the bonds sold for its construction are amortized by the receipts from tolls, the bridge will belong to the public, with a reduction in tolls to a sum sufficient for its maintenance.

4. *New York Central Station.* The solution



PLAN SHOWING CITY HALL GROUP ON WEST SIDE NIAGARA SQUARE

ALBRIGHT ART GALLERY, BUFFALO

of the station problem is a new station on Curtiss Street, in East Buffalo, but nearer to the center of population than the present station, which will give to Buffalo an adequate terminal and the service of all through trains. The agreement also calls for a downtown station. Better access to the new site will be provided by street extensions and widenings. Work on the new station is to be begun at once.

5. *Delaware Avenue Widening.*

6. *South Buffalo Improvements.*

7. *New Parks.* The purchase of the Buffalo Country Club's grounds, on the north boundary of the city at Main Street, and the acquiring of additional lands for the enlargement of Cazenovia Park in South Buffalo were the leading accomplishments in this field in 1925.

8. *Buffalo Museum of Science.*

9. *The Extension of William Street to Broadway.* This improvement, when completed, will provide another artery for traffic to the downtown section.

10. *Adoption of a comprehensive plan for the municipal development of that portion of the outer harbor between Michigan Avenue and the U. S. Government property at the mouth of Buffalo River.*

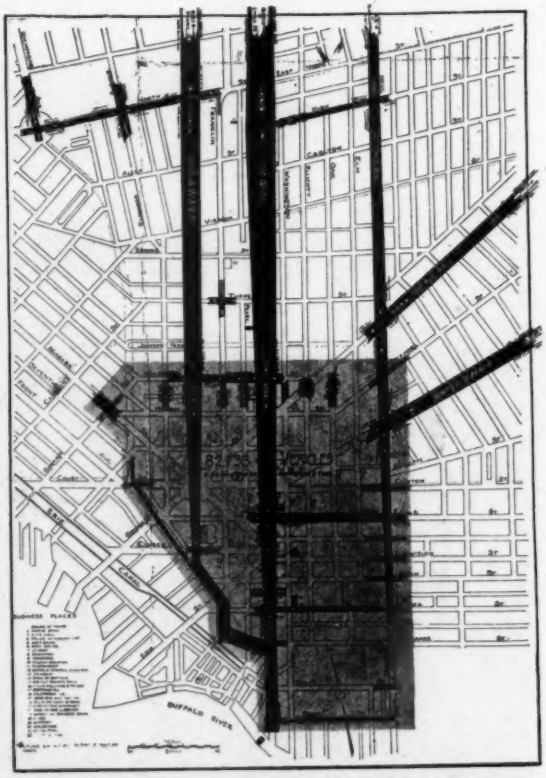
These achievements not only serve as an inspiration but point the direction of progress for the future.

The ten future milestones, each important in the development of the comprehensive city plan, are:

1. Extension and widening of North Street from Fillmore Avenue or Humboldt Park west to Main Street, to provide a through crosstown artery, outside the congested section, to the new Buffalo-Fort Erie Bridge and the city's water front parks.

2. Early completion of the water front park system, including the improvement for recreational purposes of lands already owned by the city and the acquisition of Squaw Island in the Niagara River.

3. A war memorial hall to replace the Elmwood Music Hall and to be erected on a site easily accessible from all parts of the city. The site suggested brings to the forefront the main project of the Buffalo City Plan—the proposed Con-



THE width of the black lines shows the relative volume of daily vehicle traffic on our main thoroughfares. Note that there are about 83,000 vehicles (during a 12 hour period) entering and leaving our downtown area which is shaded on the map. As traffic increases in congested areas twice as fast as the population of the city, the congestion in our downtown district will be very serious in ten years. The solution to this problem is the immediate construction of the Circuit Traffic Way.

ONE DAY'S TRAFFIC COUNTS

BUFFALO MUSEUM OF SCIENCE

course, a great highway circling the downtown section.

4. North Buffalo improvements. Across the northerly end of the city, the State Hospital grounds, Delaware Park and Forest Lawn Cemetery constitute what is virtually a Chinese wall, barring access to the rapidly growing section north of them. At present there are only two gates through this wall, Delaware and Elmwood Avenues, and more must be provided through a comprehensive study of the whole section.

5. Completion of the Civic Center on Niagara Square by the erection of a State building on the north side, flanking the new City Hall and to be a Grover Cleveland memorial, and the construction by Erie County of a Hall of Records on the south side of the Square as a memorial to Millard Fillmore.

6. Proposed removal of overhanging signs from all of the approach streets to the new Civic Center. This already has been done on Delaware Avenue.

7. Determination of the main thoroughfare system of the city and the execution of the necessary widenings and extensions.

8. Buffalo's Recreation Survey shows conclusively the very great need of further developing the city's small neighborhood park and playground

PLAN OF BUFFALO, SHOWING CIRCUMFERENTIAL TRAFFIC WAY

system to provide adequate facilities for the recreation of its child and adult population.

9. A bathing beach to be acquired, easily accessible to all the people of Buffalo.

10. Adoption of a capital budget. This proposes a study of the fiscal condition of the city in order to arrive at the amount of capital funds available for expenditure by the city over a period of years without encroaching on the safe percentage of capital debt margin, and without materially affecting the tax rate. It is estimated that five to six millions a year may thus be spent without infringing on the debt margin or increasing the tax rate.

Realizing the importance of planning, the Boards of Supervisors of the Counties of Erie and Niagara took a forward step and secured legislation creating the Niagara Frontier Planning Board, which is liberally supported by appropriations from the two County Boards. It is made up of the mayors of the six cities in the two counties, three designated representatives of the Board of Supervisors of Erie County and three from the Niagara County Board of Supervisors, as ex-officio members, these twelve choosing the thirteenth member, who is chairman.

The Board's assistance was almost immediately sought for the solution of detailed problems in several communities, but its first big task was a request from the New York State Council of Parks to develop, in co-operation with the Erie County Park Commission and the New York State Reservation Commission at Niagara Falls, a comprehensive and co-ordinated state park and parkway system for the two counties.

The plan developed, which calls for a new park connection between Buffalo and Niagara Falls, crossing Grand Island, and a north-south parkway connection between Sheridan Drive and the Sisson Highway, received the official sanction of the New York State Council of Parks. It is expected to carry out this plan through state funds appropriated by the Legislature under the authorization of the constitutional amendment adopted in 1925.

These Niagara Frontier organizations may be looked upon as the prototype of many similar movements which will develop as the people begin to realize the importance of planning in advance of the execution of public works, so that the greatest good may result from the minimum of expenditure. They already have been the model for other district organizations in New York State, notably the Capitol District.

TRAFFIC IMPROVEMENT IN CHICAGO'S CITY PLAN

CITY planning is sometimes charged with being impractical; a pretty picture that is never realized, states *Engineering News-Record*. Latterly this is far from true, especially in the more utilitarian applications which eschew the so-called artistic and ornamental and plan the future city for a greater convenience and comfort. These dreams are coming true in a number of our cities, and nowhere with more benefit to the citizens than in Chicago. Years ago Daniel H. Burnham planned a greater and better Chicago; the City Plan Commission for more than ten years has been moving toward the city he saw in his mind's eye. The practicable and the workable were as much of Burnham's plan as the beautiful, and this practically is being developed better today in the relief of the traffic congestion in the downtown "Loop" than in any other feature of the plan.

LOOKING EAST TOWARD PROPOSED CONVENTION HALL ON CIRCUIT TRAFFIC WAY

THE REGULATION OF COMPETITIONS

By CHARLES BUTLER, F.A.I.A.

Chairman, Committee on Competitions of The American Institute of Architects

FOR years the Institute has struggled with the regulation of competitions, and when we, who are of the older generation, recollect the conditions under which we competed a quarter of a century ago, it is easier to understand the feelings which actuated the elders of that day when they drafted the Institute Code. It is often asserted that the Code was written by men who wanted to discourage the holding of competitions, and I am inclined to believe that to be the fact; they certainly succeeded in producing a document which is unintelligible to the average layman, and fairly difficult of comprehension even for the trained architect.

My personal feeling is that the competition is here to stay and that rather than try to discourage it we should devote our best efforts to determining what are the essentials of a satisfactory competition, setting them forth simply and clearly, and helping to make every competition conform to these essential requirements. An effort to aid those wishing to hold proper competitions was the preparation by a committee of the New York Chapter, some years ago, of a standard form of Competition Program, later adopted with slight modifications by the Institute and published as Institute Document No. 115. I am inclined, however, to believe that many architects are unaware that this form exists and can be procured from the Institute office in Washington.

Competitions are largely favored by the profession and it is therefore necessary that the method of carrying them to successful conclusion should be simple and clearly set forth. In this article, Mr. Butler has made certain suggestions as to the regulation of competitions that are worth thoughtful consideration.

It is perhaps well to consider just what are the competition requirements of the Institute. Stripped of verbiage and reduced to their simplest expression they are four in number and four only, as follows:

1. That the competition be in one of two forms approved by the Institute, either limited or open, and if of the latter type that it be held in two stages.
2. That there be a professional adviser.
3. That there be on the jury a practicing architect, preferably more than one.
4. That the program contain a contract for architect's services in accord with good practice.

The first of these requirements, as it relates to the open type of competition, was incorporated in the Code to protect the owner against the possibility of the competition being won by a clever architect who was without the necessary experience to enable him to carry out the work under consideration. It would not appear that any owner had ever expressed gratitude to the Institute for its solicitude and the two-stage form of open competition has appeared to be so cumbersome, and in many cases so unnecessary that the Committee on Competitions will recommend to the Convention that this requirement be stricken out.

The proposed revision of the code will set forth the advantages and disadvantages of the various types of competition, but will offer no obstacle to the owner, should he decide to hold an open competition in one stage. Incidentally, the change proposed would permit the approval by the Chapter Sub-Committee on Competitions, which may only approve a program in strict accordance with the Code, of programs such as are being issued by many magazines and materialmen, in which the incentive is a money prize only, and where there would obviously be no possible object in holding the competition in two stages.

The second requirement of the Institute is that there be a professional adviser who should be an architect of high standing.

It seems hardly necessary to set forth in detail the services rendered by the adviser, but it is worth while to refer to some of these. An architect is better equipped than a layman to draft a program and put it in technical language and can also see to it that each competitor receives exactly the same information, and that all are treated with exact fairness.

A discussion with the Committee for a Masonic

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Temple near New York was most enlightening in this connection. The Committee had invited a number of competitors and then realized that some of them were entirely lacking in experience. To the writer's query as to why they had been invited it was replied that they were the sons of members of the lodge and they didn't like to refuse to invite them, and that if one of them were successful they thought the best thing to do would be to give him a prize and get rid of him. It took but a moment to make the Committee realize that such a recompense would be no consolation to a competitor who had fairly won a competition, and to make them see the advantage of employing a professional adviser who had no interest in the personal side, and could call on all those wishing to compete to submit the proof of their competency.

The question of communications between the Committee and the competitors, after the issuing of the program, also came up, and it was explained that the fear of improper information being given was not the primary cause for restricting communications to questions submitted in writing to the adviser and answered by him in identical terms to all competitors, but rather the danger that competitors, if allowed to talk with the members of the Committee, might get the wrong idea of the requirements of the building. To cite an example, the ablest competitor among those invited might be a friend of the least well informed member of the Committee, and if allowed to talk with him during the preparation of his drawings he might be wasting his time and ability on an utterly false solution of the problem.

When the reason for this restriction has been explained to a committee of laymen, which is usually intensely interested in the proposed building, anxious to give all the competitors an even chance, and at the same time to secure from them the best of which they are capable, the requirement that they refrain from communication with competitors, which they might have considered a reflection on their honesty, becomes thoroughly understandable and unobjectionable.

The third requirement is that there be one, preferably more than one, practicing architect on the jury.

This requirement has given rise to endless misstatements. Often it has been stated by committees that they could not adopt the Institute requirements because they did not feel that they should be forced to delegate their powers to a jury of architects, or because they did not feel that they should let the architects outnumber them on the jury.

The Institute makes no such requirement. All it asks is that there be at least one practicing architect on the jury. Here again it is easy to show a layman how essential it is that the jury include a man with technical training, to guide the lay members and to prevent their being carried away by a clever bit of rendering, or by a design manifestly out of character, or beyond the limit of cost established for the building.

A layman will appreciate these points if we take the trouble to explain them, as he will also understand why we prefer that the adviser should not serve as a voting member of the jury, since in the course of preparing the program he may have worked out a solution of the problem which he is likely to consider the best. Even in this detail, however, the Institute lays down no hard and fast rule, and the adviser may be the one architect member of the jury.

It is difficult to conceive of any requirements less severe than these, yet they are continually twisted and made to appear difficult in the manner mentioned above.

It has even been suggested that on occasions some of our confreres outside the Institute, seeing the chance to eliminate Institute competitors, are unable to resist the temptation to paint our requirements in such black colors that the average building committee will decline to consider them.

The fourth and final requirement, that the program contain a definite contract covering the architectural services to be rendered by the winner, is so obviously essential that it hardly seems worth discussing; certainly no business man will hesitate to subscribe to it. It should be noted that the Institute makes no stipulation as to the fee to be paid the winner, merely insisting that it should be in accord with good practice.

The statement in the Code that no program may be approved by a Chapter Sub-Committee, unless it "specifically sets forth the nature of expert engineering services for which the architect will be reimbursed," has given rise to much discussion. No one seems to agree on just what is meant, some insisting that this means that the owner must reimburse the architect in full for fees of consulting engineers in addition to paying the architect the full fee for the work covered by the engineer's services, a payment which is certainly not in accord with general practice, while others hold that the intent of this paragraph is merely to make clear whether or not and for what particular services the architect is to be reimbursed the amount of consulting engineer's fees. It would certainly seem illogical, when the Institute has left open the amount of the fee to be paid the successful architect, to lay down a fixed rule as to his reimbursement by the owner in the matter of engineer's fees. This is a question which it is hoped to clarify in the proposed revision of the Circular of Advice.

The claim is frequently made that the Institute insists that in a limited competition each competitor must be paid; this is absolutely untrue, for while the Circular states that they should be paid for their services, it does not make such payment a prerequisite of approval of a program.

In the revised draft now being prepared, an effort is made to explain to the owner why, if he

proposes to hold a competition, it is to his interest to keep down the number of those invited and to pay them in the case of a limited competition, and to offer prizes in the case of an open competition; not to treat these questions as matters of professional ethics which he must accept on faith, but as merely questions of good business and common sense to be considered both from his own and from the competitors' point of view.

From the foregoing it would not appear that the Institute requirements for competitions vary to any great extent from what any reasonable business man would demand before risking his time and money, and if the suggested changes are carried out they will be even further simplified.

It hardly seems too much to ask of those who in joining the Institute have agreed to abide by its rules that they take the trouble to learn what those rules are; if they do that, we shall hear less often the old refrain of the prospective competitor addressing the owner about to hold a competition: "Of course I should be very willing to go into your competition on the terms you propose, but you know the Institute won't let me."

If, rather, Institute members would have the courage to say to clients that our requirements are only what they themselves as business men would demand under similar circumstances, we would find increasing respect for the profession and a gradual disappearance of the feeling that an architect is a member of a sort of trades union whose rules he does not respect, but is afraid to break, and that in general he has but slight respect for the value of his own services, since he is willing to risk his time and money for any sort of glittering bait which a client chooses to dangle before him.

URBS IN RURE

ONE of the tendencies of recent years which have given students of social and economic problems some concern has been the spreading out of the cities into the neighboring suburbs and the repetition there of some of the more serious evils that prevail in the great centers of population, states *Housing Betterment*.

This has been notably illustrated in New York in recent years with the trend toward the erection of tall suburban apartment houses repeating in the suburbs practically the conditions that are to be found in the most congested parts of Manhattan, and which the dwellers in the suburbs have moved out to escape.

It is, of course, natural that, as cities increase in size, the population should be pushed out to the fringes of those cities, and even beyond; but it is entirely an unnatural development to repeat in those suburban and rural communities the hideous monstrosities which prevail in the great cities, and which unfortunately have become a terrible necessity in those centers of population. These are not at all a necessity in the suburbs, but merely represent greed and the desire of a few property owners to obtain an undue profit and return from the use of their land—a tendency which if left unchecked will produce in those communities, which are today attractive suburban sections of the country, the same unduly high land values, the same necessity for building intensively that are to be found in the great cities.

These tendencies have become very manifest in the suburbs of New York in recent years. Apartment houses are not only pushing out on Long Island, in Forest Hills and Kew Gardens, but in many other communities.

Westchester County, that most delightful suburban district to the north of New York City, is now showing an even greater tendency in this direction. One of the first developments of this kind was to be found at Bronxville, but here owing to the intelligence and skill of the developer a very attractive apartment house was erected not possessing the disadvantages and evils of the ordinary apartment house in the suburbs. The success of this development and the desire of people for the conveniences of apartment living with the pleasant atmosphere that is to be found in suburban communities have led speculative builders to erect other apartment houses with the results that communities which a few years ago were strictly suburban communities are now rapidly being invaded by these vast hives.

This is quite noticeable in such communities as Mount Vernon, Bronxville and White Plains—and even Pelham and Scarsdale are beginning to feel the blight.

Zoning should be a shield against such destruction of property values and of residential communities; but it can only so act, however, where the residents of such communities are alert and vigilant and determined to protect themselves in the enjoyment of the peace and quietness of a residential district.

The necessity of such protection by means of zoning has recently been illustrated in the case of the town of Pelham, which heretofore has been a most attractive residential suburb. Recently the apartment house tendency has become manifest and a zoning ordinance enacted some years ago sought to preserve the existing residential districts. In recent litigation, however, a decision has been handed down by the Supreme Court for that district, holding that the zoning law which prohibits the building of apartment houses in a private residence district is invalid.

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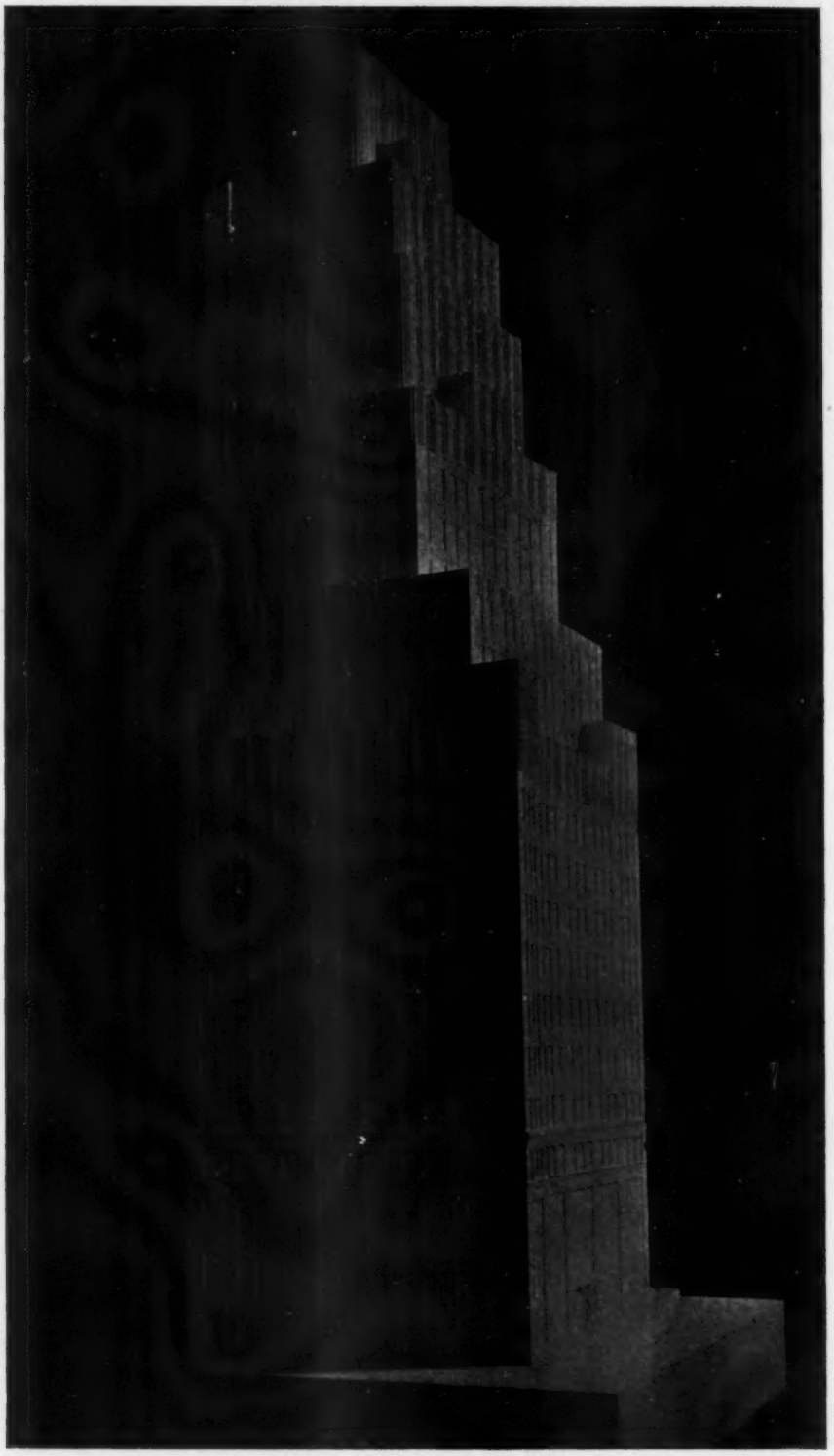
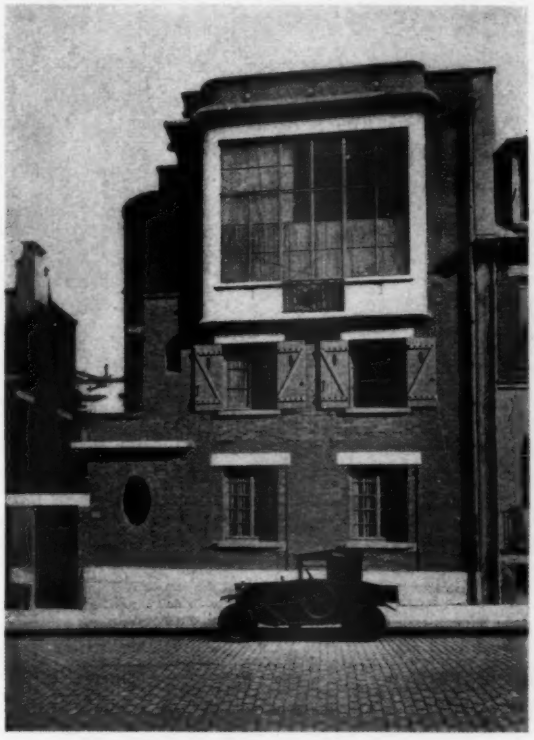


THE JOHN STREET (NEW YORK) INSURANCE CENTER

BUCHMAN & KAHN, ARCHITECTS

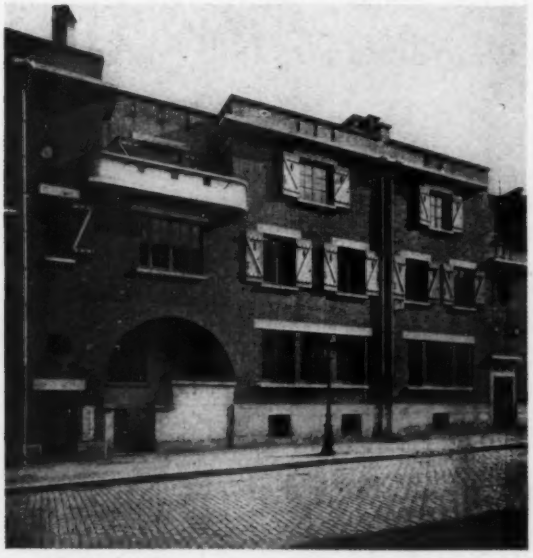
(Photograph of the model)



1. FRONT VIEW, APARTMENT A

2. FRONT AND SIDE VIEW, APARTMENT A

3. REAR VIEW, APARTMENTS B AND C



4. FRONT VIEW, APARTMENTS B AND C

PLATES 1 AND 2, SHOWING APARTMENT A, REPRESENT THE PRINCIPAL FACADES FACING THE STREETS. PLATE 1 SHOWS THE BUILDING ERECTED PARALLEL TO THE PASSAGE WHICH GIVES ENTRANCE TO PEDESTRIANS, WHILE IN PLATE 2 THE GARAGE ENTRANCE IS SHOWN. PLATE 4 SHOWS THE PRINCIPAL FACADE OF B AND C. THERE IS A PORTE COCHERE FOR THE MAIN ENTRANCE TO THESE APARTMENTS AND A DOOR FOR SERVICE. PLATE 3 SHOWS THE FACADE IN BACK OF B AND C

APARTMENT HOUSES AT AUTEUIL, FRANCE—M. ADOLPHE THIERS, ARCHITECT

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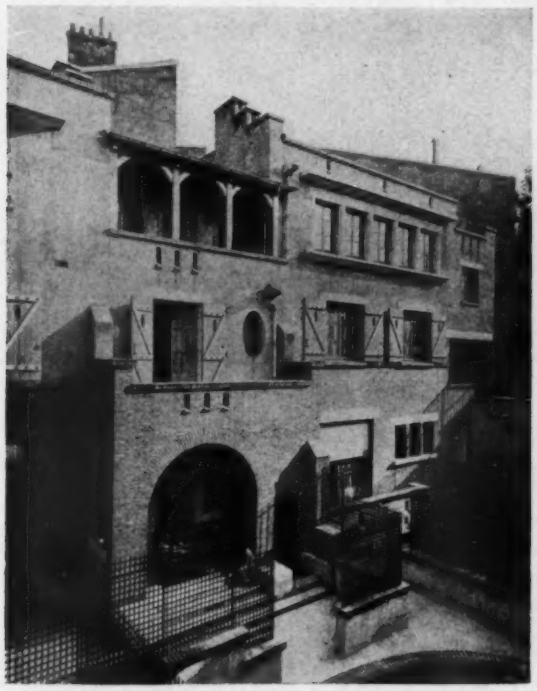
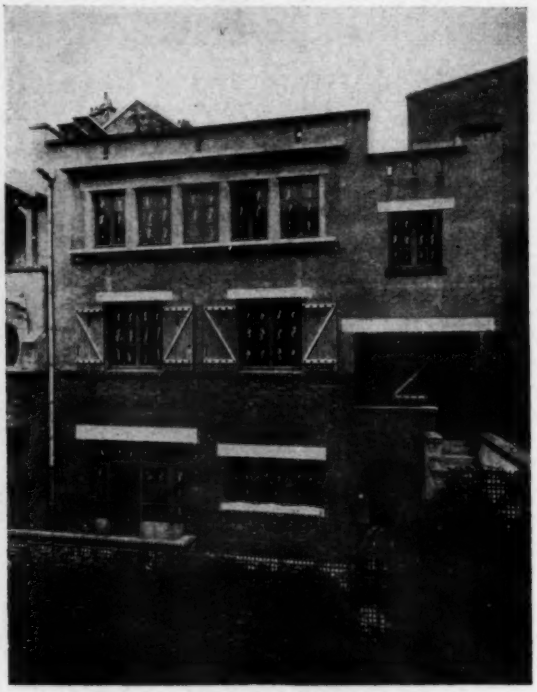
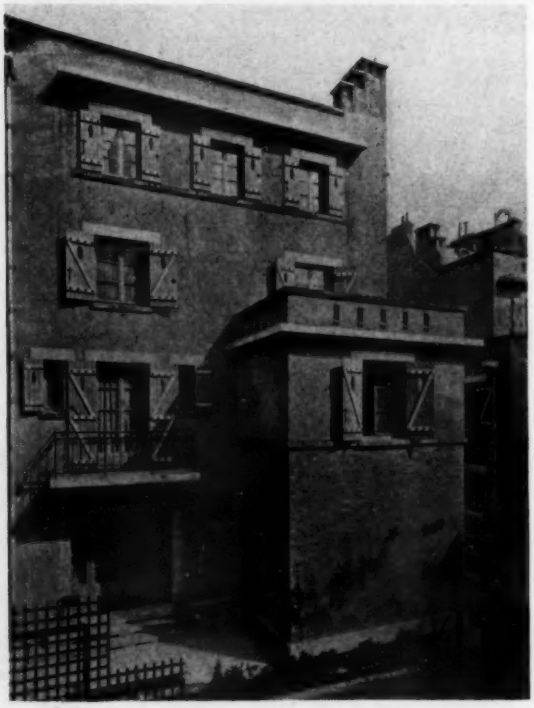


5. REAR VIEW, APARTMENTS D AND E



6. REAR VIEW, APARTMENT D

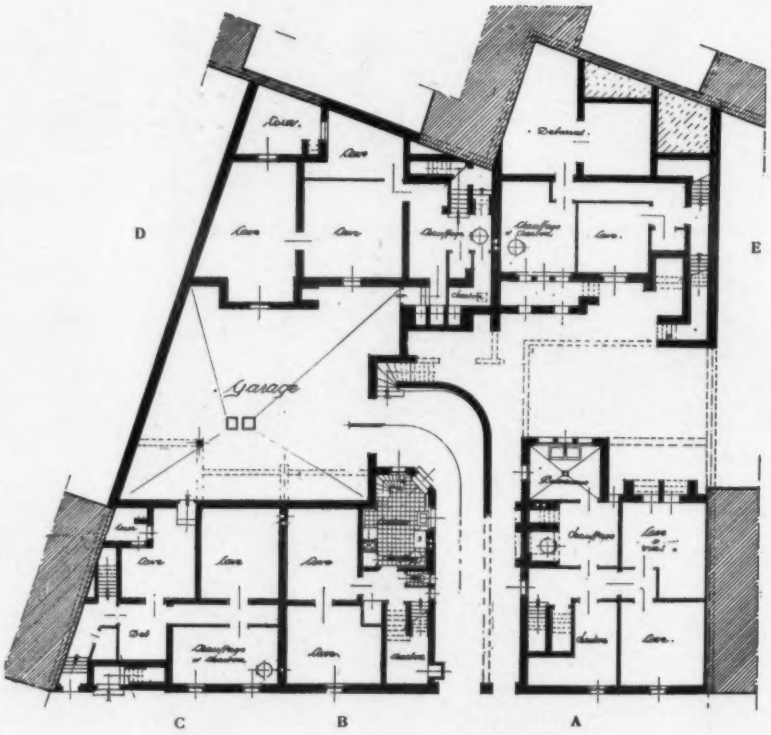
7. FRONT VIEW, APARTMENT D



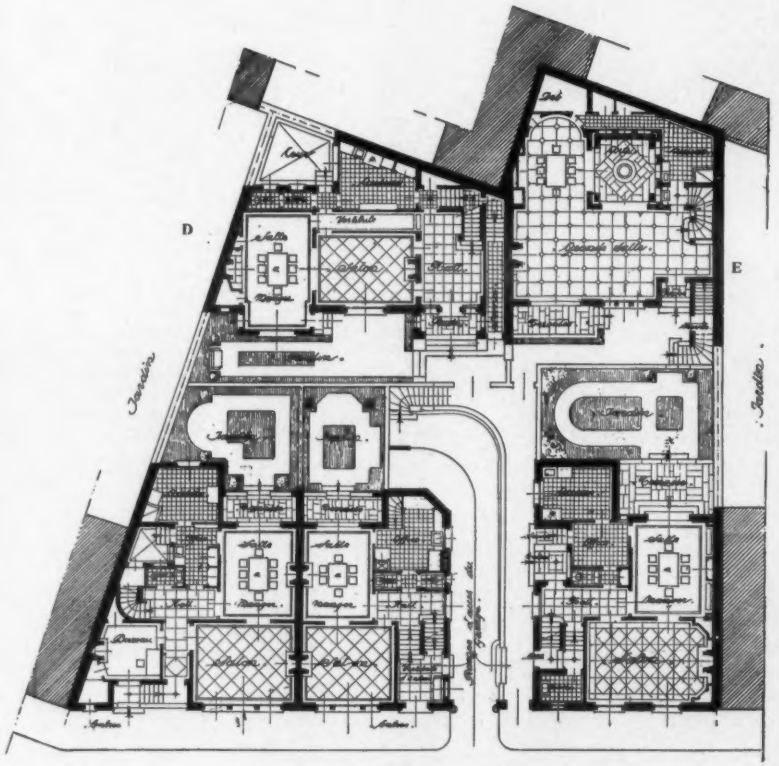
8. REAR VIEW, APARTMENT A

PLATE 7 PRESENTS THE WHOLE OF THE FACADE OF D, WHILE PLATE 5 SHOWS THE DETAIL OF THE RIGHT SECTION OF THE FACADE WHICH ENDS BY A VERANDA, BEYOND WHICH CAN BE SEEN TO THE RIGHT THE FACADE OF E. PLATE 8 IS A REAR VIEW OF APARTMENT A, SHOWN IN PLATES 1 AND 2. THE SIMPLICITY AND GOOD TASTE OF ALL OF THESE FACADES ARE APPARENT AND REFLECT THE SKILL OF THE ARCHITECT IN HANDLING A DIFFICULT PROBLEM

APARTMENT HOUSES AT AUTEUIL, FRANCE—M. ADOLPHE THIERS, ARCHITECT



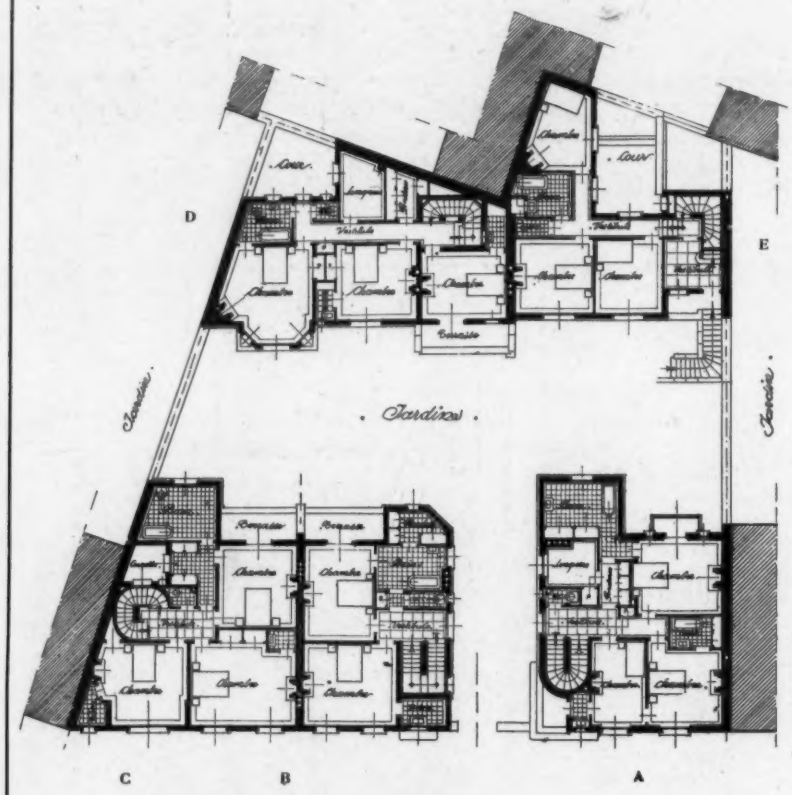
BASEMENT PLAN



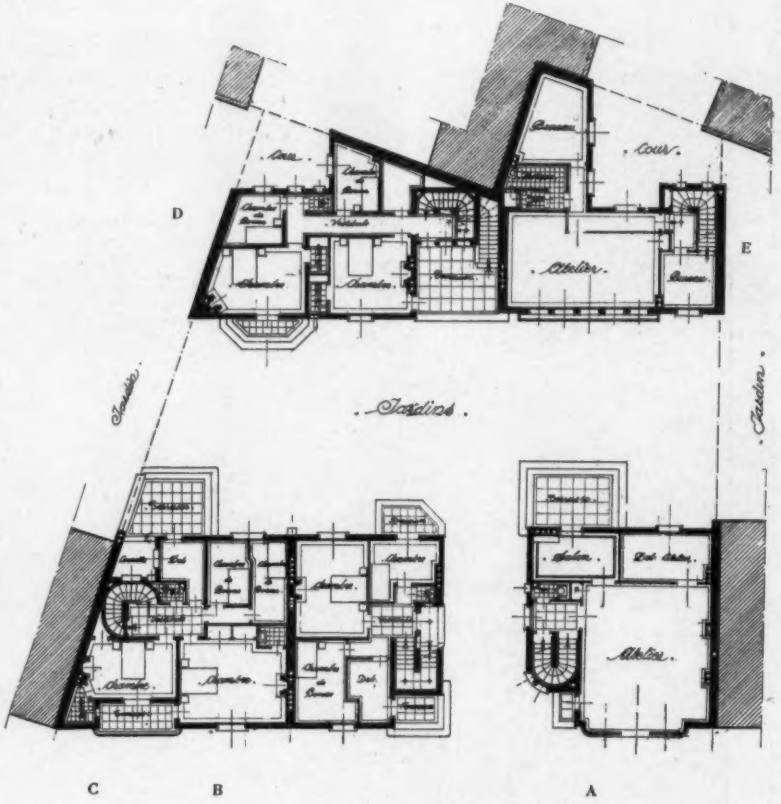
GROUND FLOOR PLAN

It is interesting to note by careful study of these plans how very radically the French people are changing their mode of living. The basement plan shows the location of the garage. From this floor the higher level is reached by a ramp as shown. On this terrace are the gardens of houses B, C and D. To give the true rustic effect, lattice screens have been introduced, providing a trellage for thick vegetation. Comparison of the basement plan with that of the ground floor shows the arrangement of the gardens over the garage

APARTMENT HOUSES AT AUTEUIL, FRANCE—M. ADOLPHE THIERS, ARCHITECT



FIRST FLOOR PLAN



SECOND FLOOR PLAN

The site selected for these apartments was extremely irregular in surface, and the land comparatively high in price. The architect has worked out his plans and made the best of existing conditions in a most commendable manner

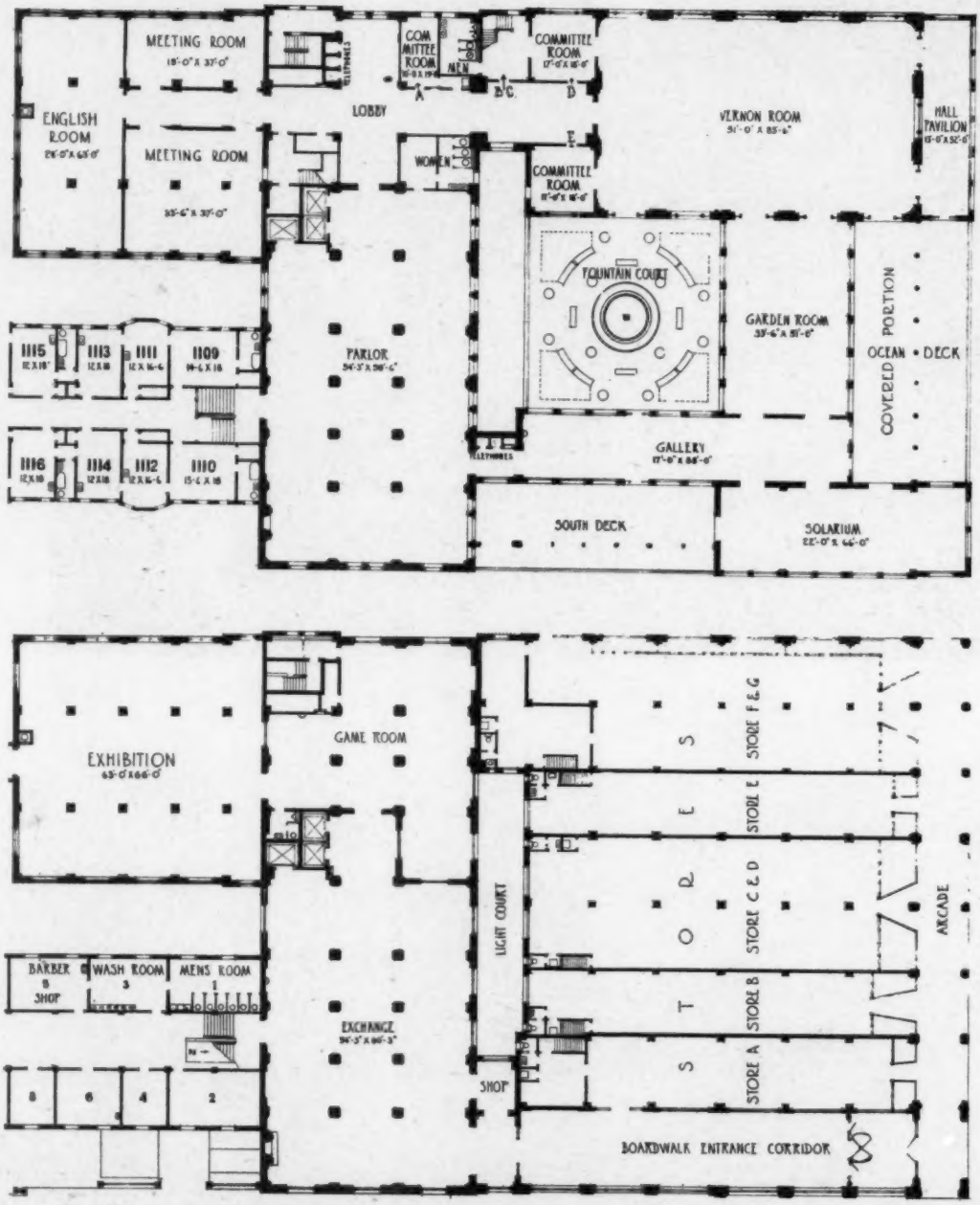
APARTMENT HOUSES AT AUTEUIL, FRANCE—M. ADOLPHE THIERS, ARCHITECT

HADDON HALL, ATLANTIC CITY, N. J.

RANKIN, KELLOGG & CRANE, ARCHITECTS

THE ORIGINAL HOTEL BUILDING, A WOOD-FRAMED STRUCTURE, IS GRADUALLY BEING REPLACED BY A MODERN FIREPROOF HOTEL, OF WHICH THE ABOVE IS THE FIRST COMPLETED UNIT

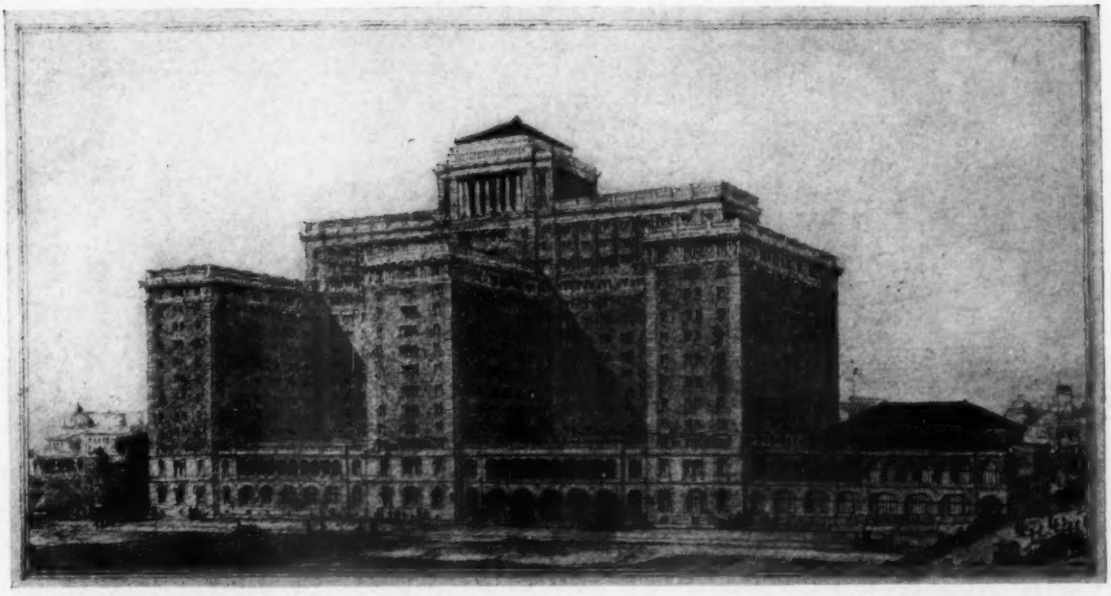
(See plans on back)



HADDON HALL, ATLANTIC CITY, N. J.

RANKIN, KELLOGG & CRANE, ARCHITECTS

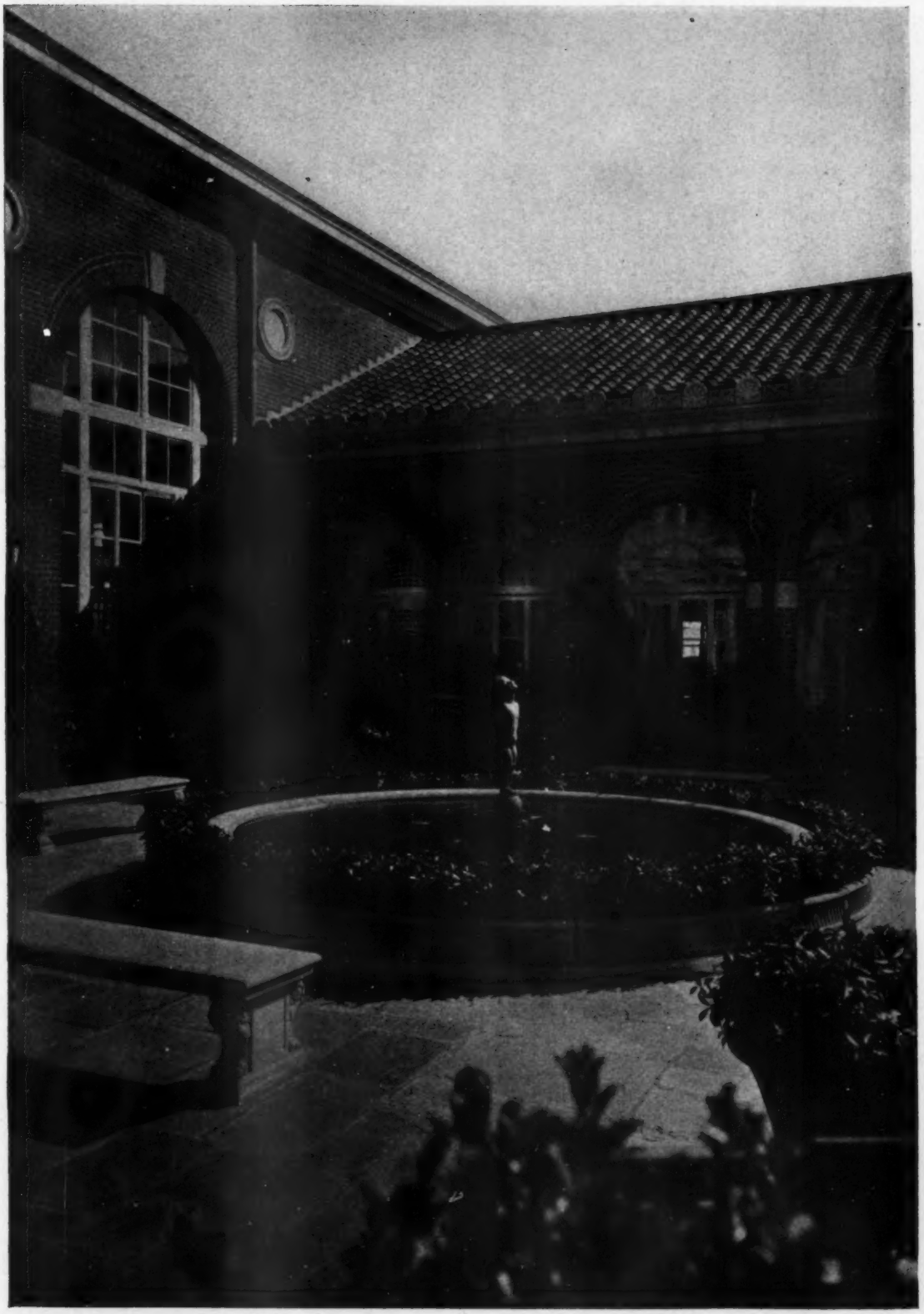
CORNICE DETAIL. HADDON HALL. ATLANTIC CITY, N. J.



HADDON HALL. ATLANTIC CITY, N. J., AS IT WILL APPEAR WHEN COMPLETED

RANKIN, KELLOGG & CRANE, ARCHITECTS

XUM



PAVILION, GARDEN AND FOUNTAIN, HADDON HALL, ATLANTIC CITY, N. J.

RANKIN, KELLOGG & CRANE, ARCHITECTS

XUM

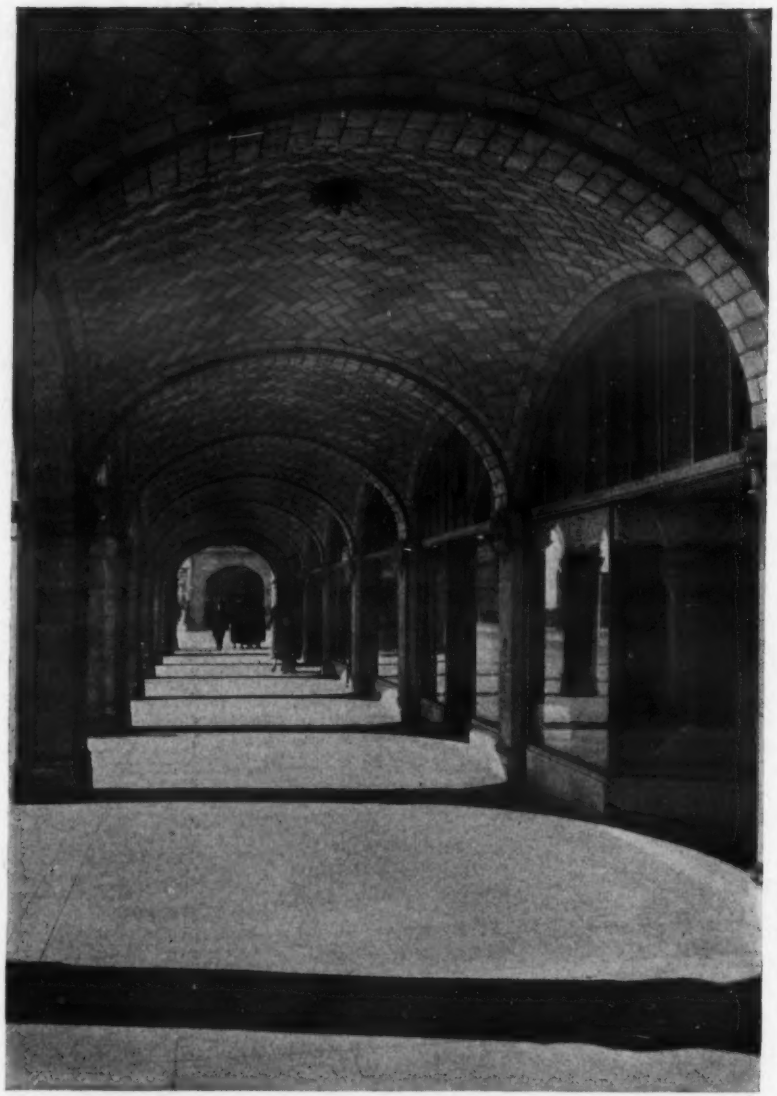
"VERNON" ROOM

GARDEN ROOM
HADDON HALL, ATLANTIC CITY, N. J.

RANKIN, KELLOGG & CRANE, ARCHITECTS

XUM

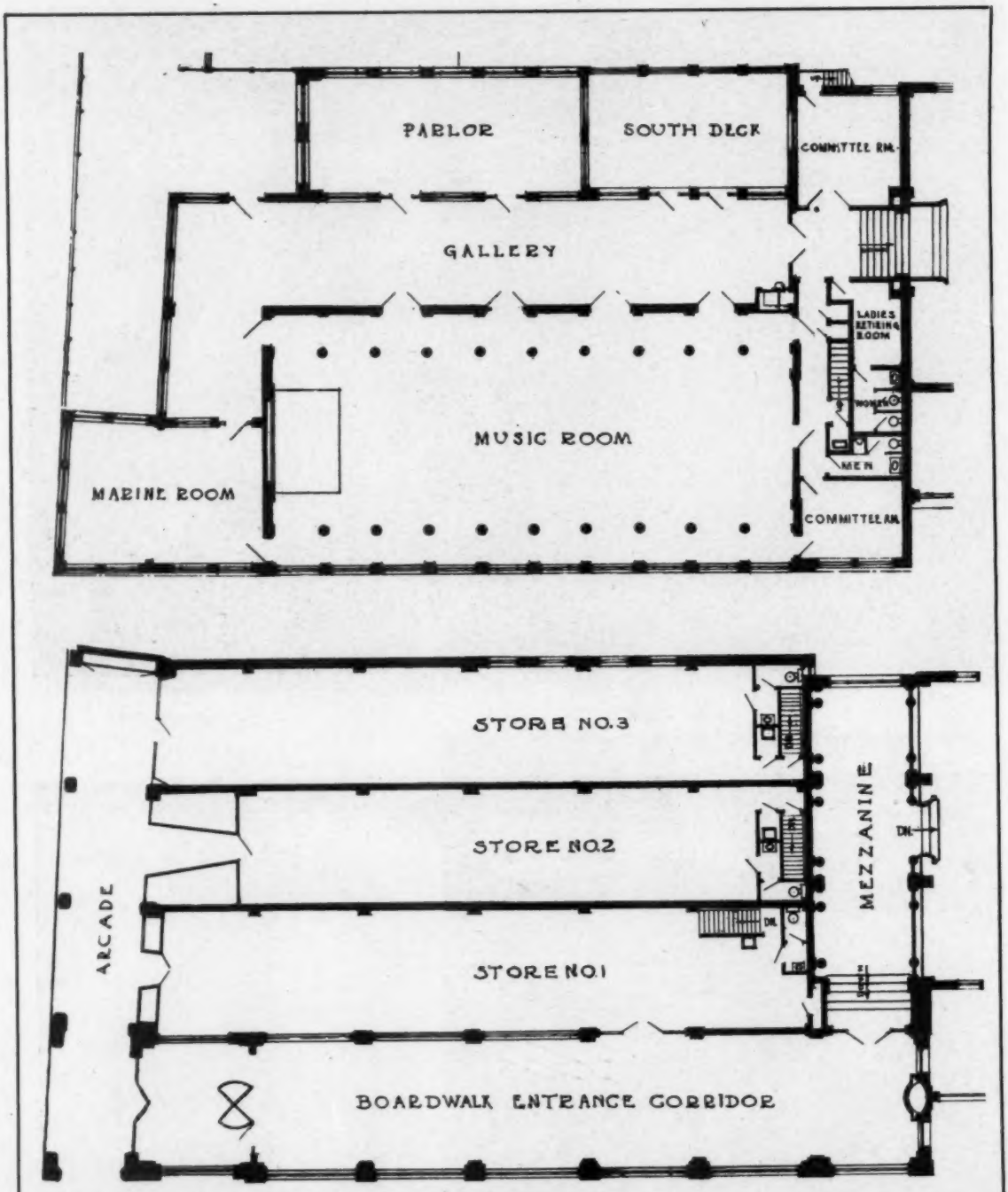
CONNECTION BETWEEN OLD HOTEL AND NEW CORRIDOR
TO BOARDWALK, THE CHALFONTE, ATLANTIC CITY, N. J.



STORE ARCADE
HADDON HALL, ATLANTIC CITY, N. J.

RANKIN, KELLOGG & CRANE, ARCHITECTS

(*See plans on back*)



THE CHALFONTE, ATLANTIC CITY, N. J.

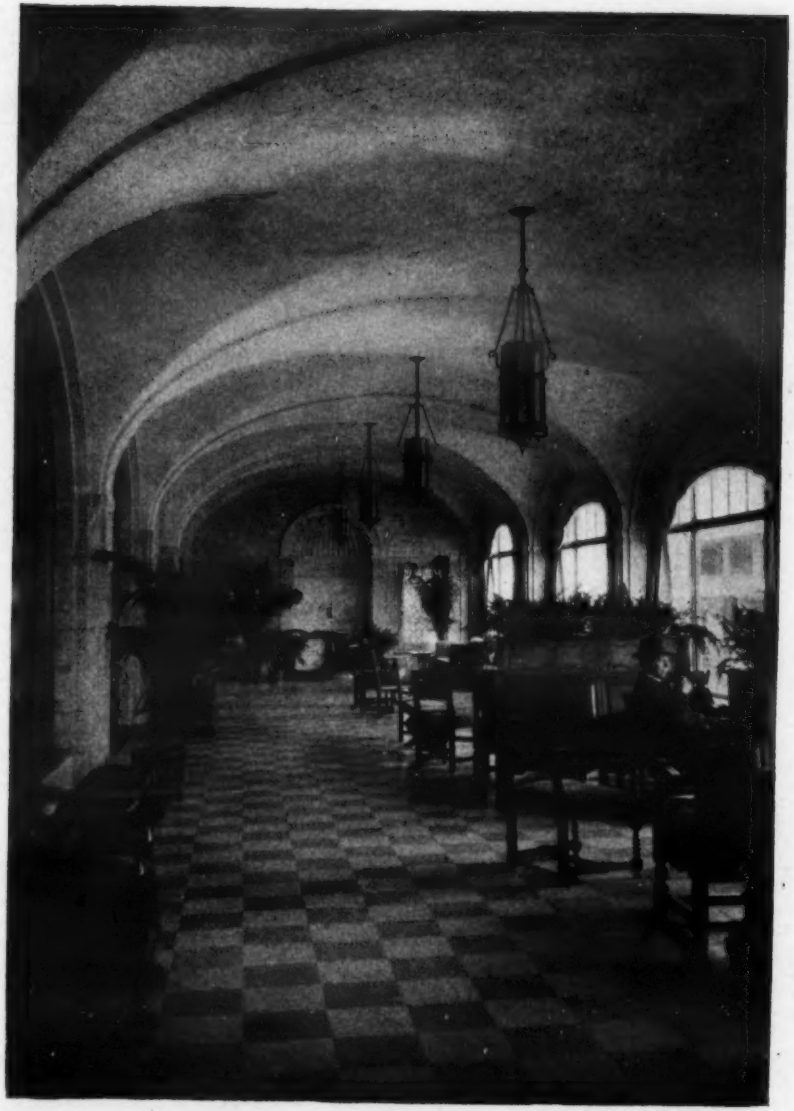
RANKIN, KELLOGG & CRANE, ARCHITECTS

MUSIC ROOM

The hotel proper is of modern fireproof construction with stores of wood-framed construction between it and the boardwalk. This wooden portion has been replaced by a two-story structure identical with that of the corresponding portion of Haddon Hall, on the opposite corner, forming an appropriate balancing unit. The first, or street, floor contains stores and an entrance to the hotel from the boardwalk. The second floor is given over to sun decks, parlor and music room.

THE CHALFONTE, ATLANTIC CITY, N. J.

RANKIN, KELLOGG & CRANE, ARCHITECTS

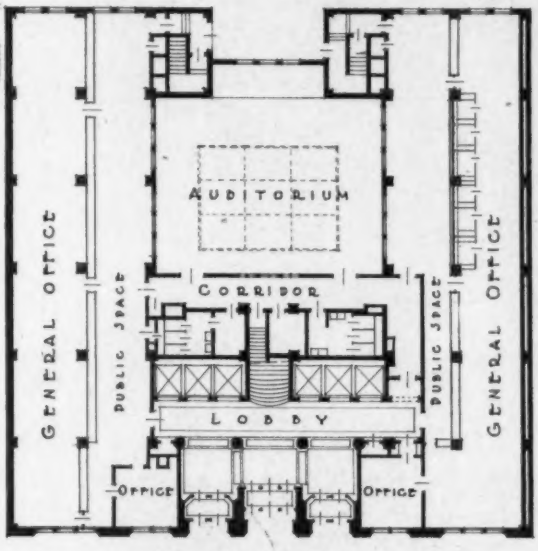


NEW ENTRANCE CORRIDOR TO BOARDWALK

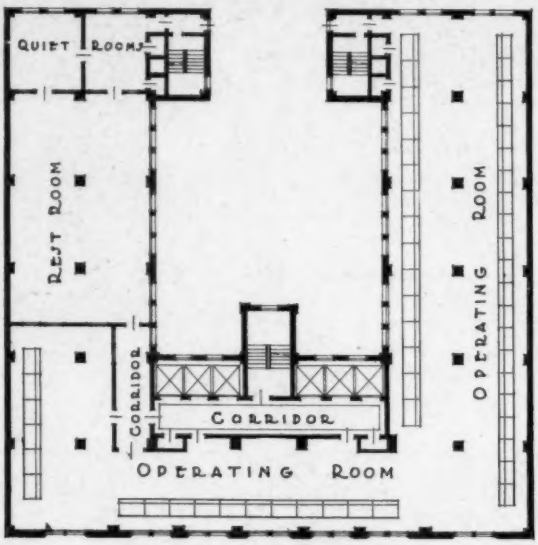
WISCONSIN TELEPHONE BUILDING, MILWAUKEE, WIS.

ESCHWEILER & ESCHWEILER, ARCHITECTS

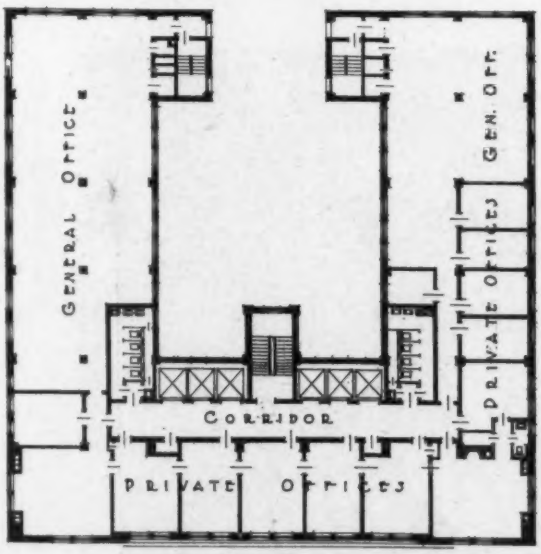
(See plans on back)



FIRST FLOOR PLAN



THIRD FLOOR PLAN



TYPICAL FLOOR PLAN

WISCONSIN TELEPHONE BUILDING,
MILWAUKEE, WIS.

ESCHWEILER & ESCHWEILER, ARCHITECTS

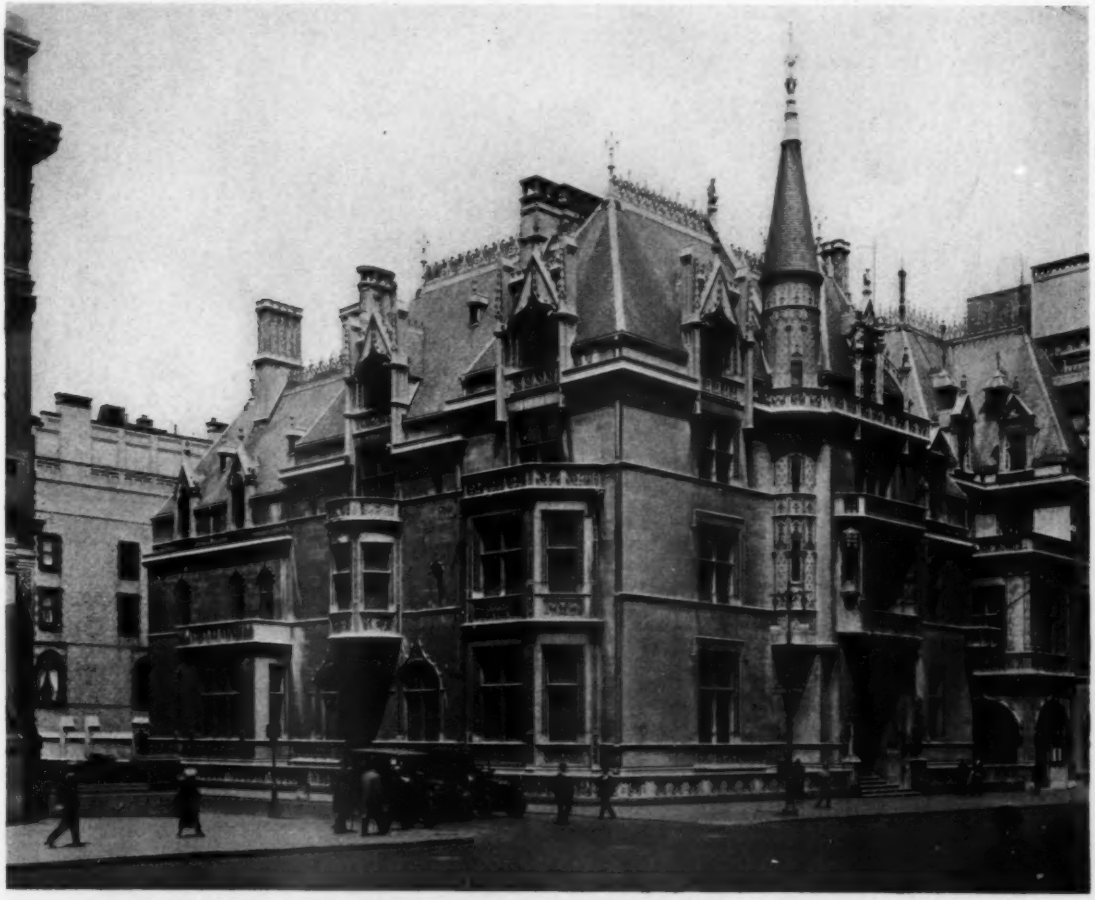
WISCONSIN TELEPHONE BUILDING, MILWAUKEE, WIS.

ESCHWEILER & ESCHWEILER, ARCHITECTS

INTERIOR ARCHITECTURE

SCRAPPING AN ARCHITECTURAL MASTERPIECE

WITH the passing of the William K. Vanderbilt house at Fifth Avenue and Fifty-second Street, New York, not alone the city but also the entire country loses another milestone by which the progress and development in architecture might be traced and recorded. Built in the early 80's, it has stood as one of the finest examples of residential architecture of the period. Moreover, it has been accepted since its completion as a masterpiece of Richard Morris Hunt, the leading architect of his time in this country, and its value is thereby increased. The city loses, both artistically and economically, by the demolition of this stately residence. It would seem at first thought to be possible to ward off such wholesale destruction of our architectural heritage as we have witnessed during the last year or two. Fifty years, today, is a long life for the average city building. And at the present rate that buildings are being razed to make room for more modern structures, the future will have no record whatever of the past, and its heritage will be forgotten in a maze of modern construction. Yet, as we study the facts surrounding the scrapping of the Vanderbilt house, we may with reason ask the question, Could it be otherwise? Could its preservation actually be justified?



THE WILLIAM K. VANDERBILT HOUSE AT FIFTH AVENUE AND FIFTY-SECOND STREET, NEW YORK, NOW BEING DEMOLISHED

RICHARD MORRIS HUNT, ARCHITECT

Topographically, New York City is unfortunately situated. Its phenomenal growth during the last fifty years has been allowed to expand in only one direction, namely, northward (besides upward toward the sky, which has been taken full advantage of). The "uptown" movement of business has lately brought Forty-second Street, and even Fifty-ninth Street, "downtown," just as in the not far distant past City Hall was brought within reach of Bowling Green and Fourteenth Street was made a business thoroughfare. Surrounded, then, on every side by commercial and business structures, it is inconceivable that this chateau-like residence would serve any good purpose by occupying ground which would be of so much greater value to industry. So the residential section is pushed still further "uptown," to await that time when business will make it impossible for the so-called city house to exist anywhere on Manhattan Island. In fact, the newer tendencies of domestic life are all away from that type and toward apartment houses, and, for the class that is represented in this Vanderbilt house, to the more exclusive and restricted apartments. It will, therefore, be but a few years when the owners of these fine dwellings, the number of which is so fast diminishing, would not care to be surrounded by the bustle and activities of trade and would seek, as so many already have, some quieter dwelling place. We may regret the passing of this masterpiece of Hunt, but the causes that lead to its passing are as irresistible as the commercial spirit that is reducing even our fine architecture to a simple matter of dollars and cents.

Perhaps the one and biggest obstacle in the way of architectural preservation in this city is the lack of a definite city plan. Realizing fully the conditions which later will confront us, for this scrapping of a fine example of architecture of a past generation is not by any means a novel situation in the life of this city, we have made no allowances for the future. The success which has been attained in the development of Washington, D. C., has been due in no small measure to strict adherence to the city plan as devised by the French engineer, L'Enfant, and accepted by the Federal government. A city plan has already been adopted by Detroit by which its future growth will be guided, and plans have likewise been promulgated for the city of Buffalo, N. Y., to which its future building will adhere. While, perhaps, it is too late to devise any

(*Concluded on page 466*)

DETAIL OF PANELLING IN THE MAIN HALL

THE GRINLING GIBBONS ROOM, DESIGNED AND EXECUTED IN ACCURATE DETAIL

THE MAIN HALL, LOOKING TOWARD THE FIFTH AVENUE ENTRANCE

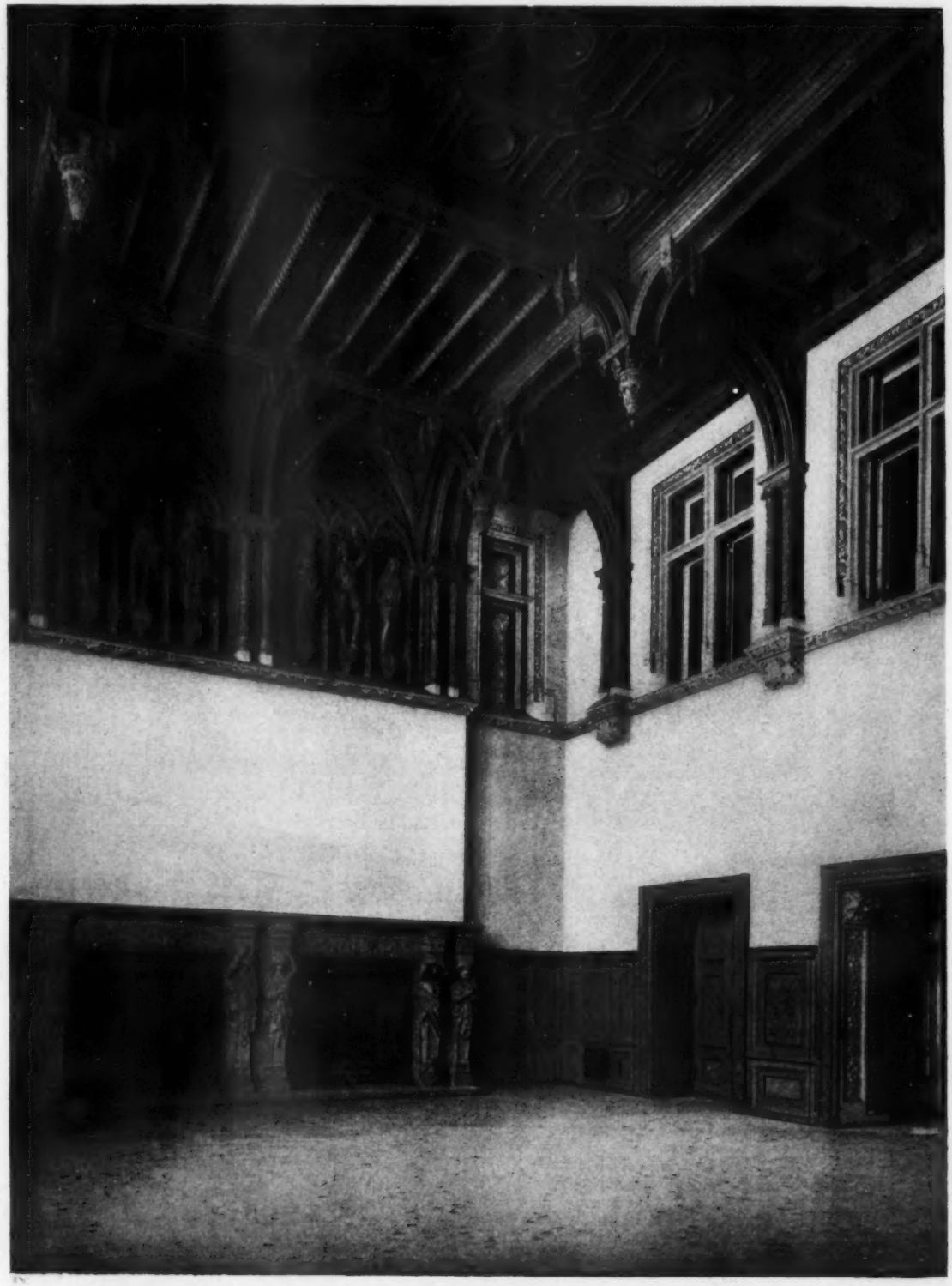
PORTION OF THE GRAND STAIRWAY

STONE FIREPLACE IN MAIN HALL

DETAIL IN SUPPER ROOM ON THIRD FLOOR

DETAIL OF STAIRCASE ON FIRST FLOOR

DETAIL OF WALL PANELLING ON MAIN STAIRCASE



DINING HALL, WITH ITS TWO FIREPLACES AND ELABORATELY CARVED CEILING

(*Continued from page 460*)

rigidly determined plan for New York, the new zoning laws have accomplished the next best thing, by preparing for a unification of building which will begin to bear fruit in the next generation if it has not already done so in this. It may be consolation to us, then, as we stand and view this masterpiece of architecture razed, to know that while we lose, and lose tremendously, on the one hand, we really gain on the other.

In expressing regret over the passing of this notable building, we are led to dwell on just what the attitude of the American people would be if English collectors or "amateurs of art" endeavored to purchase it for transportation and re-erection in England. We believe that we would much prefer to see the reinstatement of all the marvelous detail that made this house an artistic gem in the homes of our *nouveau riche*, and the building razed and used for second-hand materials, than that it should be taken to some other country.

It is easy with these thoughts in mind to understand the feelings of our English cousins when they see their cherished old buildings and their interiors brought to furbish the houses of the American millionaire. We can more readily understand, by better appreciating their point of view, why a bill was recently introduced in the House of Commons, which was explained in detail in an editorial in a recent issue of THE AMERICAN ARCHITECT, prohibiting the exportation from England of certain works of art and ancient or historical buildings. The Vanderbilt house marked an epoch in progress in architecture in New York City. Once removed from its original site and surroundings where the traditions which led to its design and erection can be traced, it loses its historical significance to a very great extent. But it never loses its Americanism, and that can best be perpetuated by reinstatement in this country.

The illustrations to this article are reproductions of plates in "A Monograph of the William K. Vanderbilt House," and acknowledgment is made to the author of that publication, John V. Van Pelt, himself an architect, for his courtesy in granting THE AMERICAN ARCHITECT permission for their reproduction.

TAPESTRY PRIZES AWARDED

WINNING designs selected in the art contest conducted by the International Art Center for the Alfred C. Bossom Co-operation in Art prizes were recently announced. The contest was for a modern tapestry design based on the art forms of primitive America. The first prize of $100 was awarded to A. W. Anderson, of Orange, Calif.; the second prize to E. Guion Thompson, of New York, and the third prize to Mildred Godfrey, of the University of California. Judges for the contest included Harvey W. Corbett, Stepan de Kosenko and Howard Greenley.

DETAIL OF BAY ON FIFTY-SECOND STREET FRONT, WILLIAM K. VANDERBILT HOUSE, NEW YORK

THE STEEL FRAMED HOUSE

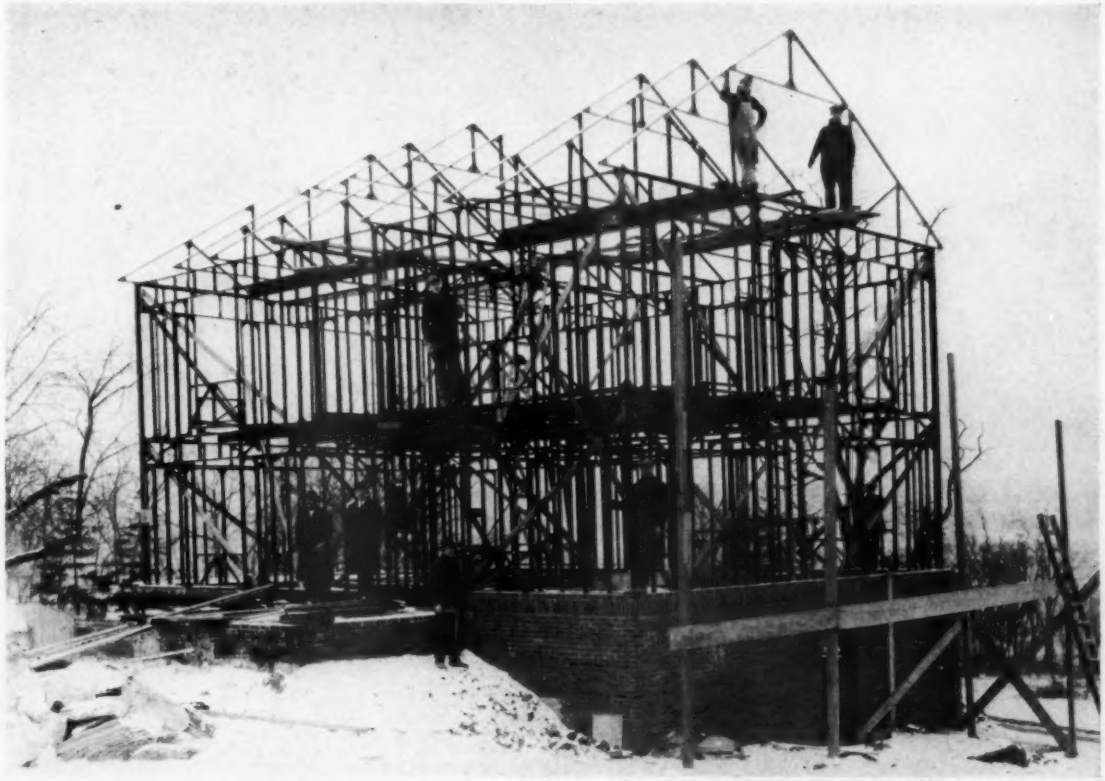
By JOHN CARROLL BRODERICK, CONSULTING ARCHITECT

The system of construction developed and designed by Mr. Broderick and described in this article has recently been demonstrated in a model residence at Tarrytown, New York. Various obstacles which have prevented any serious attempt to make use of the steel frame in housing projects have apparently been overcome through the ingenuity of the author of this system.—THE EDITORS.

THE development of a flexible system of steel frame construction for houses of moderate size was prompted by the desire to build this type of structure, highly fire-resisting, vermin-proof, safe, sanitary, and to secure economy in construction and maintenance costs. Investigation showed that the steel frame for this type of building has rarely been used and never generally adopted, due largely to the high cost of fabrication and erection. These objections are at once removed when a series of flexible units are used and quantity production secured.

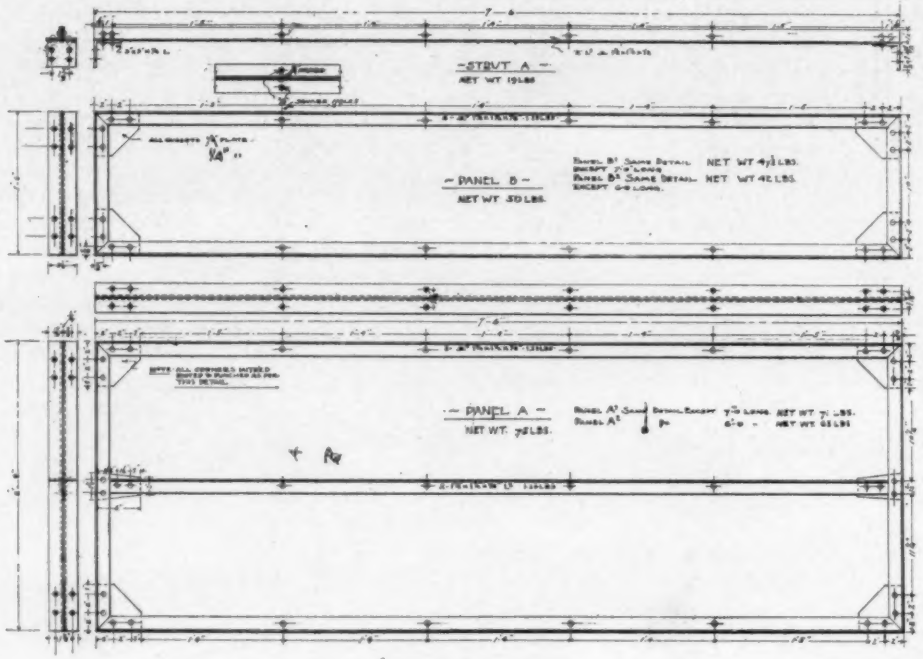
Contrary to the usual conception of this type of frame, it is not necessary to design special connections and units to meet varying conditions, nor does it mean that such houses are limited in architectural design. It does mean a recognition of the physical characteristics of steel and, with units already designed and fabricated, the proper selection and disposition of these units to produce the desired results with economy in labor and materials.

Structural steel as ordinarily used is a material

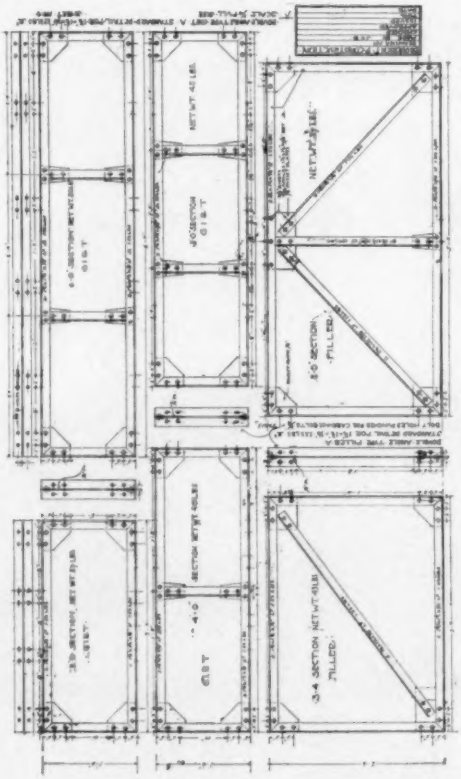


MODEL HOUSE AT TARRYTOWN, N. Y.—A. F. GILBERT, ARCHITECT

WALLS AND ROOF FRAMED WITH STEEL UNIT SYSTEM AND READY FOR ENCLOSING WALLS. THIRTEEN TONS OF STEEL WERE REQUIRED FOR THIS HOUSE. NOTE WORK BEING CARRIED ON UNDER WINTER CONDITIONS



TYPICAL WALL PANEL UNITS



ROOF TRUSSES, WALL GIRTS AND FILLERS

DETAILS OF UNITS IN THE SYSTEM OF STEEL UNIT FIREPROOF CONSTRUCTION USED IN THE TARRYTOWN MODEL HOUSE

requiring some type of erection plant. For small structures with the loads ordinarily encountered in house work, it is never necessary to resort to heavier units or members than can be handled by labor ordinarily employed when houses are built of any other material now commonly employed.

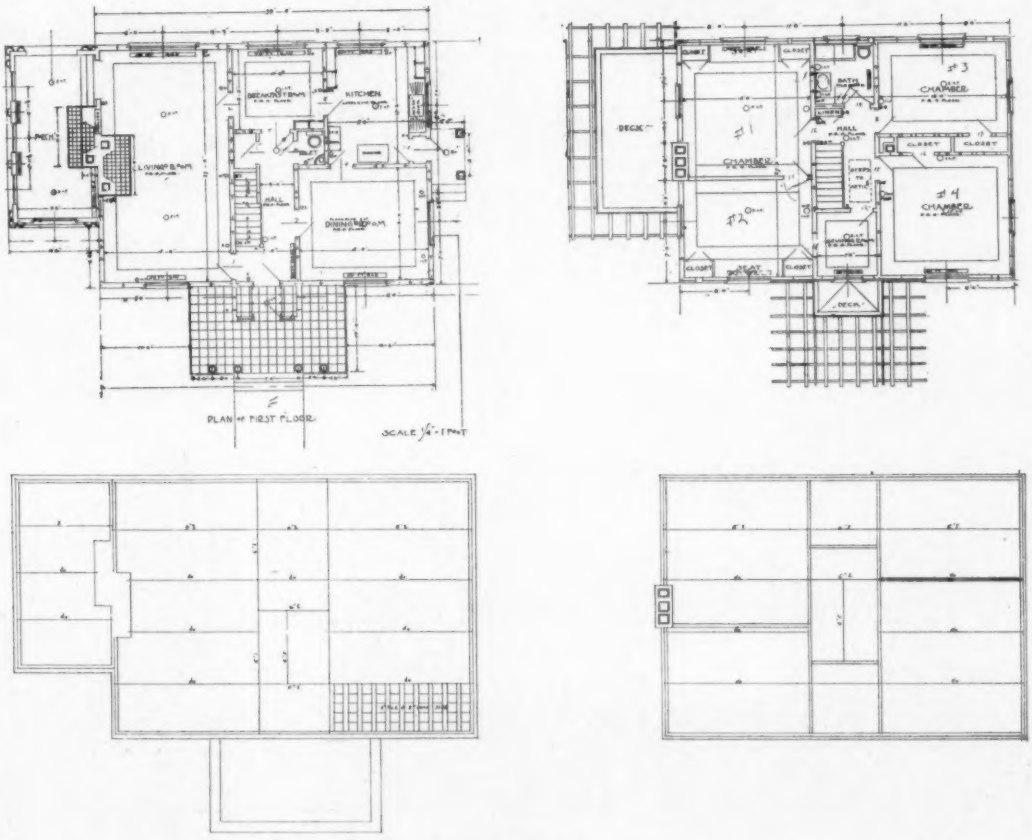
It is essential that foundation walls be built plumb, level and square, since the steel units and connections are thrown out of alignment if such is not the case. Foundation materials can be those ordinarily employed locally—brick, concrete, concrete block or stone.

The steel unit system recently developed consists of a series of steel frames formed of standard rolled steel angles riveted together at a fabricating shop and delivered to the job as a unit. The units are light, easily handled, erected and bolted in place. Wall units are made in two standard widths of 16″ and 32″ and three heights of 6′-0, 7′-0 and 7′-6. The units thus provide steel angle studs spaced in accordance with the usual custom—16″ O. C. Where doors and windows require odd spacings of the studs, a combination of the two widths is used, so arranged that no space between studs exceeds 16″. Through the selection of units of proper length, and the proper design of the foundation walls, any normal ceiling height can be secured.

The punching in the frames for the bolts is so arranged that each frame will go into position and register with the holes of the adjoining frame. Each side and end are interchangeable and exact in fit. Since the frames are made square, straight and true, it is impossible to erect them except in proper relation to the rest of the structure.

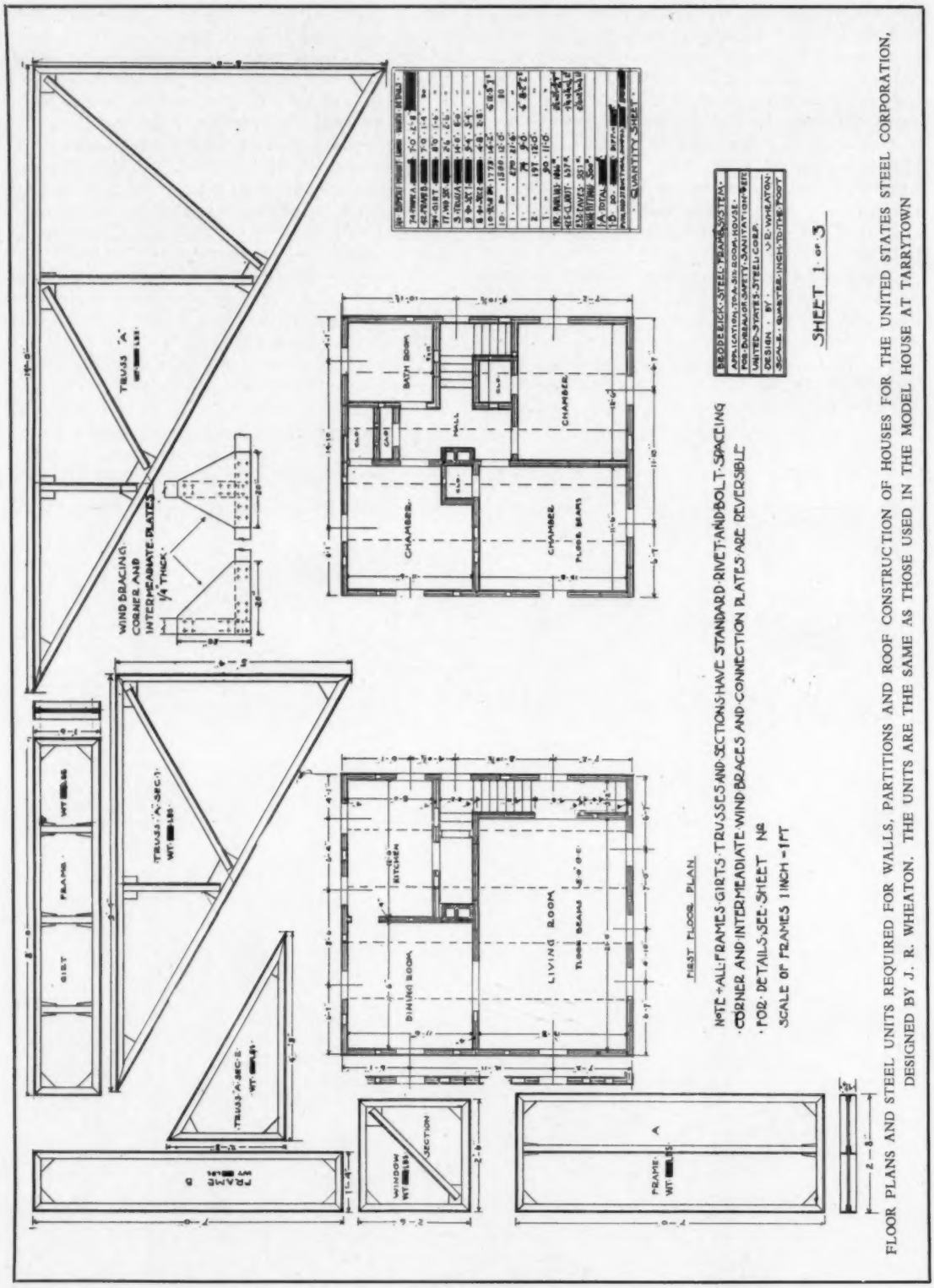
Horizontal units similar in design to the wall panels form girts at the second and attic floor levels. Small units of the same type are used as fillers under window openings.

Floors are framed with light I-beams, girders and columns. Partitions are framed in the same manner as the exterior walls. The roof is framed with light steel trusses made up of triangular units bolted together or steel rafters as required to meet the individual conditions of any particular job.



FIRST AND SECOND FLOOR PLANS AND FRAMING PLANS

MODEL HOUSE AT TARRYTOWN, N. Y.—A. F. GILBERT, ARCHITECT



FLOOR PLANS AND STEEL UNITS REQUIRED FOR WALLS, PARTITIONS AND ROOF CONSTRUCTION OF HOUSES FOR THE UNITED STATES STEEL CORPORATION, DESIGNED BY J. R. WHEATON. THE UNITS ARE THE SAME AS THOSE USED IN THE MODEL HOUSE AT TARRYTOWN

Floor construction may consist of a reinforced concrete slab, concrete arch over a curved metal form, gypsum slab or a combination of hollow tile and concrete joists. Sleepers are embedded in the concrete to form a nailing for the finished floors.

The roof may be built of plank sheathing, gypsum slab, concrete slab or other system of construction supported on the steel members.

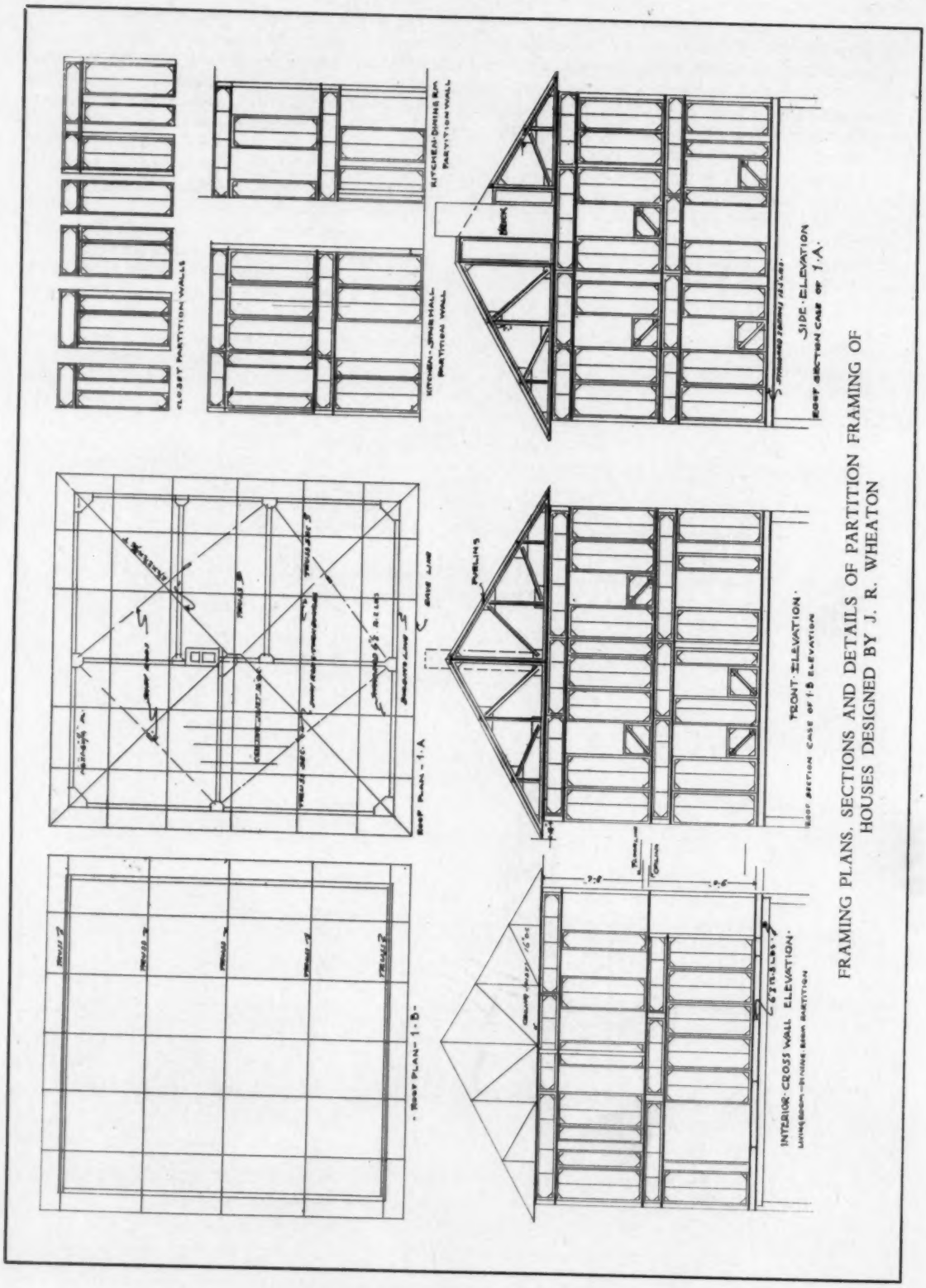
The exterior walls may be faced with brick anchored to the steel frame, wooden siding, stucco, stone or any combination of materials desired. Cork or other insulating board secured to the vertical angles of the wall units forms a base upon which to plaster the inside of the exterior walls and adds the advantages of insulation. In the model house built at Tarrytown, N. Y., an insulating filling of gypsum is used. Interior partitions are covered with wire lath and plaster except where it is desirable to use another base for the plaster. Interior trim may be of wood or metal secured to furring strips attached to the steel frame. Metal casements or counterbalanced sash and metal doors are to be recommended for their fire-resisting qualities as well as other commendable characteristics.

Plumbing and heating pipes cannot be economically concealed within the walls and partitions. When required to be concealed, a furred space can be provided or piping arranged to be concealed within cupboards, book shelves, etc.

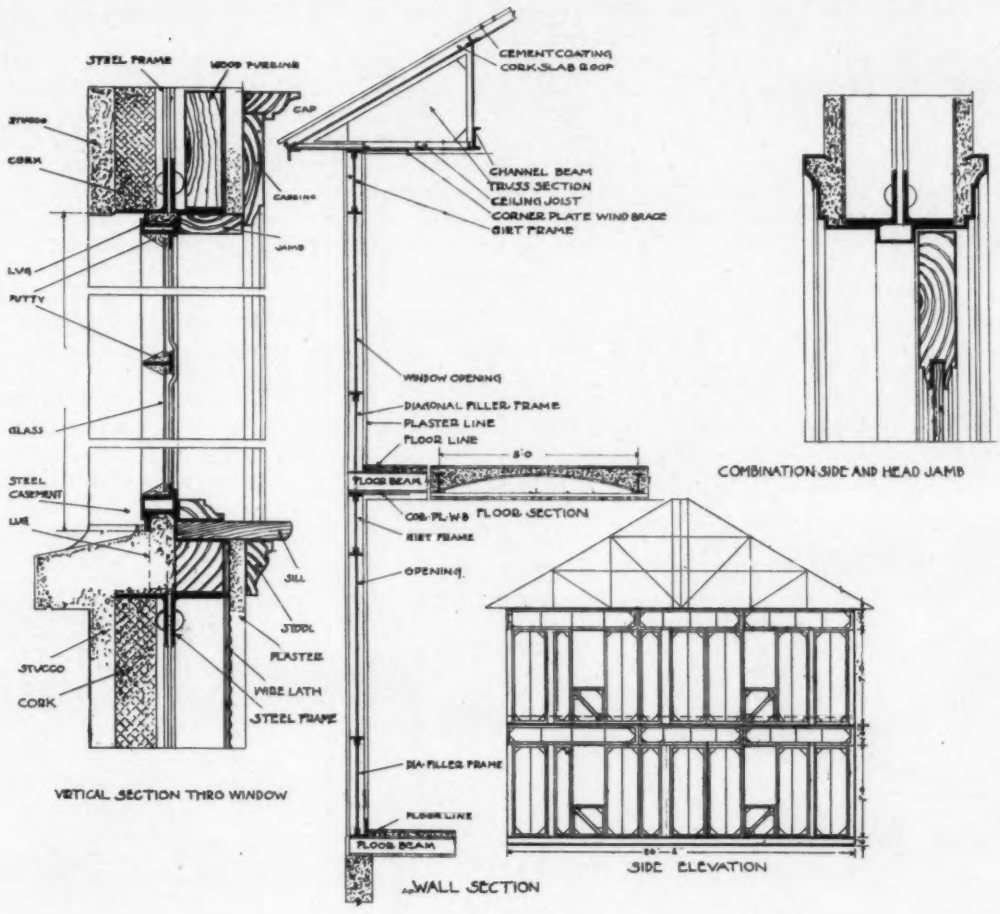
The fire-resisting insulated house has numerous advantages, and when modern methods are applied to its construction many economies are effected. A flexible unit system permits the house to conform to any architectural plan or design. Volume production makes what is ordinarily an expensive type of construction an economical one. The building operation is very much simplified. Insulation results in a house warm in winter and cool in sum-

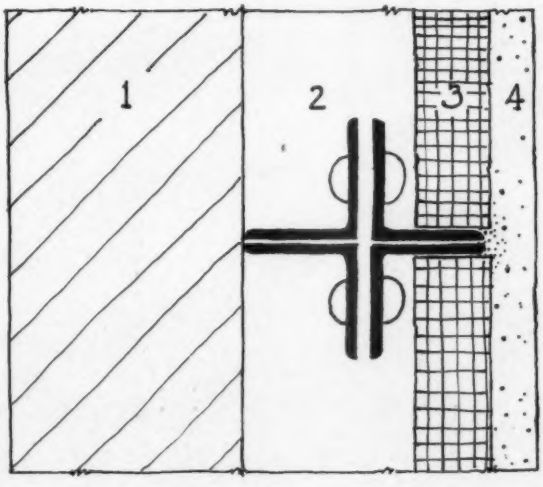
FRONT AND SIDE ELEVATIONS, LONGITUDINAL AND TRANSVERSE SECTIONS SHOWING ARRANGEMENT OF THE STEEL CONSTRUCTION UNITS

MODEL HOUSE AT TARRYTOWN, N. Y.—A. F. GILBERT, ARCHITECT



FRAMING PLANS, SECTIONS AND DETAILS OF PARTITION FRAMING OF HOUSES DESIGNED BY J. R. WHEATON





Above: Typical sections and details. The system is flexible and readily adaptable to various conditions and architectural designs. The materials shown above used in connection with the steel units are suggestive only.

At left: Suggested exterior wall construction. 1. Brick. 2. Air space or insulation wall filling. 3. Cork or other insulating wall board if air space is desired. 4. Plaster. The exterior facing might be metal lath or stucco, or other covering required by the design.

DETAILS AND SECTIONS OF HOUSES DESIGNED BY J. R. WHEATON

mer, and a reduction in size of heating plant with a corresponding reduction in annual heating cost. The fire-resisting qualities procure a reduction in insurance rates. Yearly maintenance becomes negligible and depreciation is very greatly reduced.

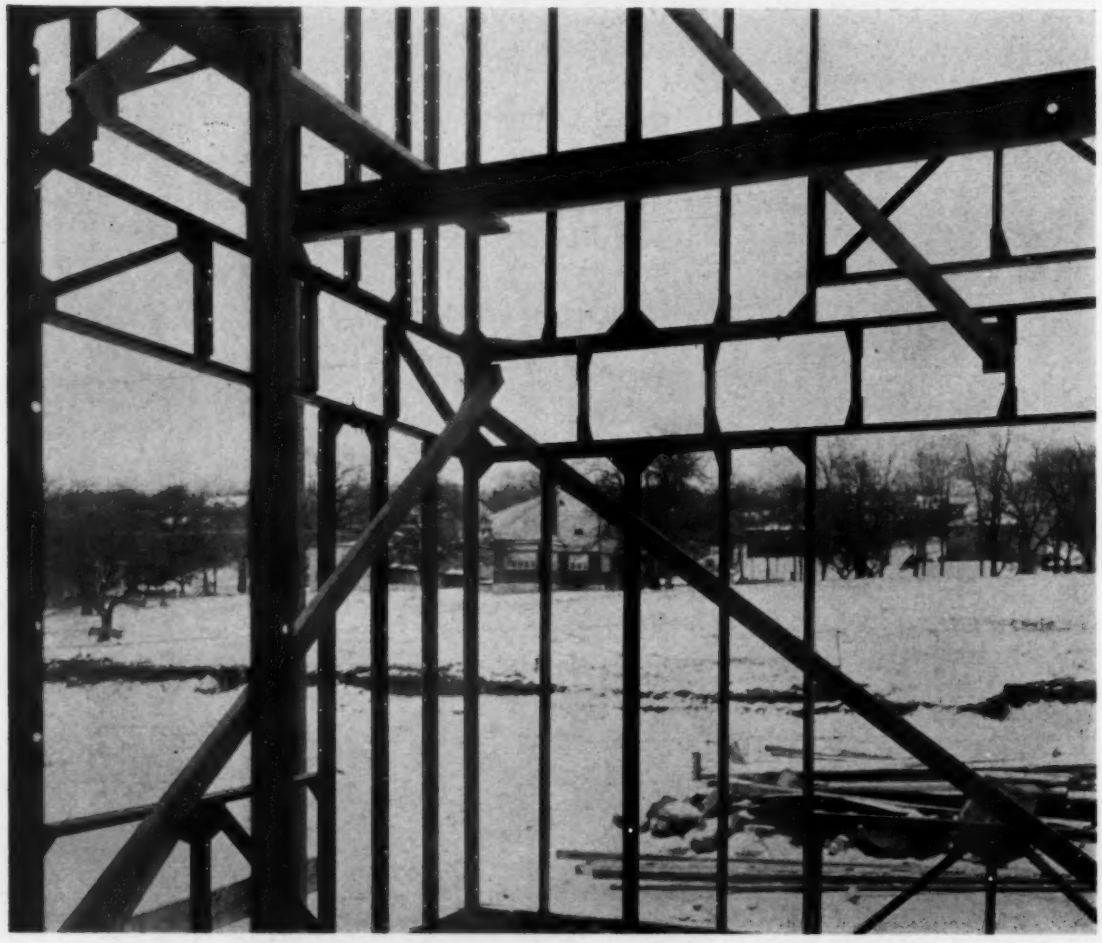
A careful and accurate cost account kept during the construction of the model house at Tarrytown, N. Y., demonstrated that the cost of steel unit framed insulated buildings compares favorably with that of wooden frame construction.

In Scotland to meet an emergency housing condition, houses have been built using a wooden frame with steel sheets as an exterior covering. A correspondent stated in the New York *Times*, February 7, 1926, "* * * it is an engineering job rather than a building job. * * * Everything is standardized; everything that can be prepared by mass production is so prepared, and when the finished material has been carted to the sites selected, it needs little more than unskilled labor to put the houses up completed within a relatively short time."

A special cable to the New York *Times*, dated February 17, 1926, stated, "* * * a French architect, Henri Sauvage, has perfected a scheme for building a six-story apartment house in eight days. * * * he has worked out a plan for the construction of the walls and other parts of the building which can be fitted together within a few days."

The despatch to the *Times* does not give the details of the Sauvage scheme, but the two items noted above are significant as indicating a trend in modern construction toward standardized building units which will permit the erection of structures of average size with considerably less labor than methods now commonly employed.

Labor at present represents nearly 60 per cent of the cost of building. Reduction in the cost of building must largely come through reducing the labor charge as well as effecting economies in the manufacture and utilization of available materials.



DETAIL OF SIDE WALL FRAMING SHOWING THE STEEL CONSTRUCTION UNITS BEFORE ENCLOSING WALLS WERE STARTED

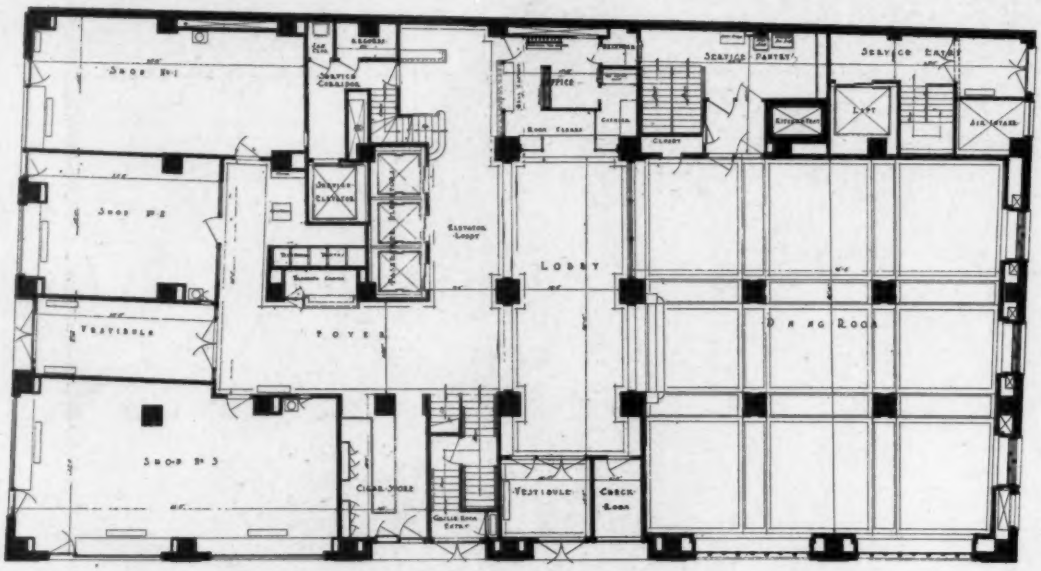
MODEL HOUSE AT TARRYTOWN, N. Y.—A. F. GILBERT, ARCHITECT

MAYFAIR HOTEL, ST. LOUIS, MO.

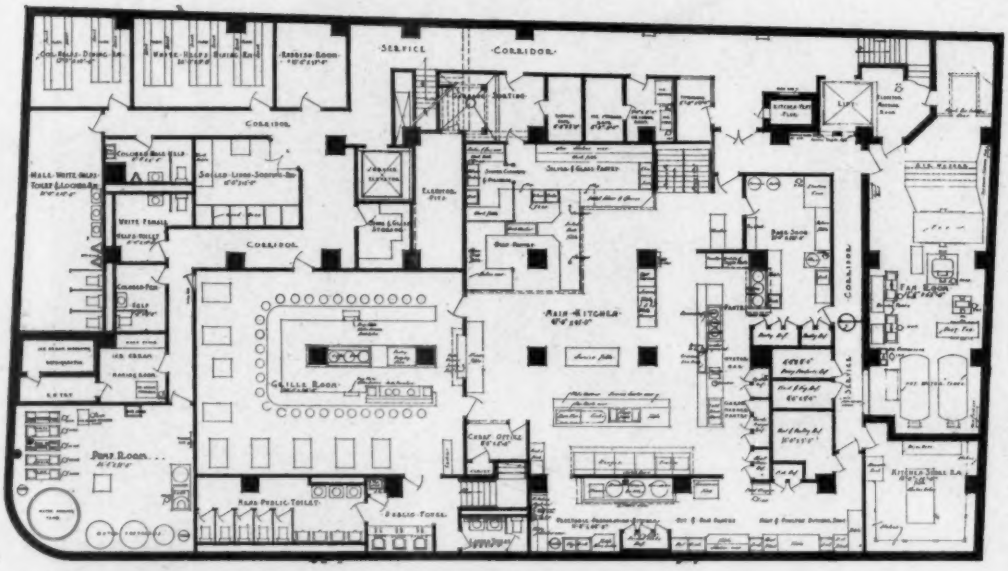
PRESTON J. BRADSHAW, ARCHITECT

(See plans on back)

XUM



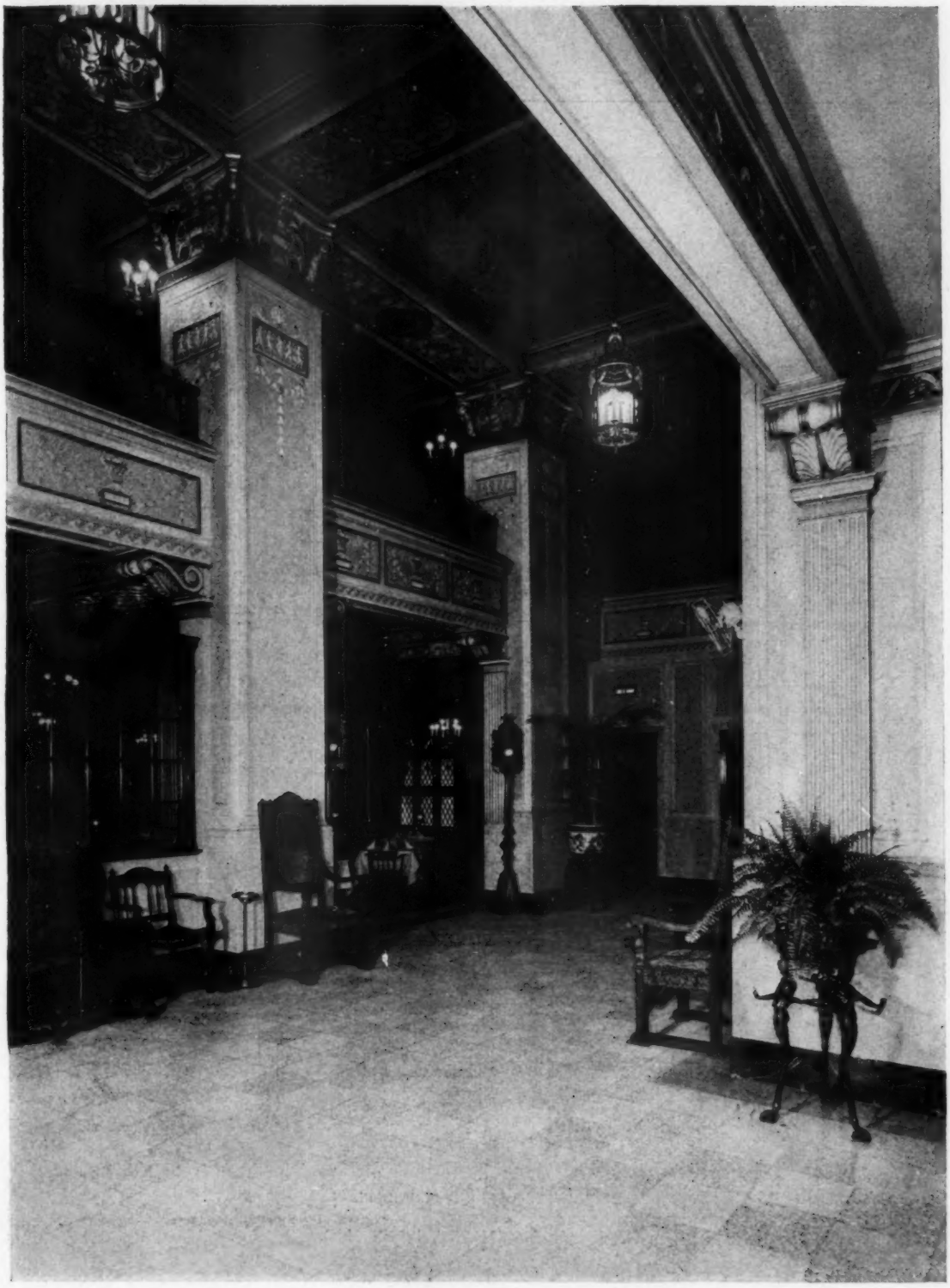
FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

MAYFAIR HOTEL, ST. LOUIS, MO.

PRESTON J. BRADSHAW, ARCHITECT

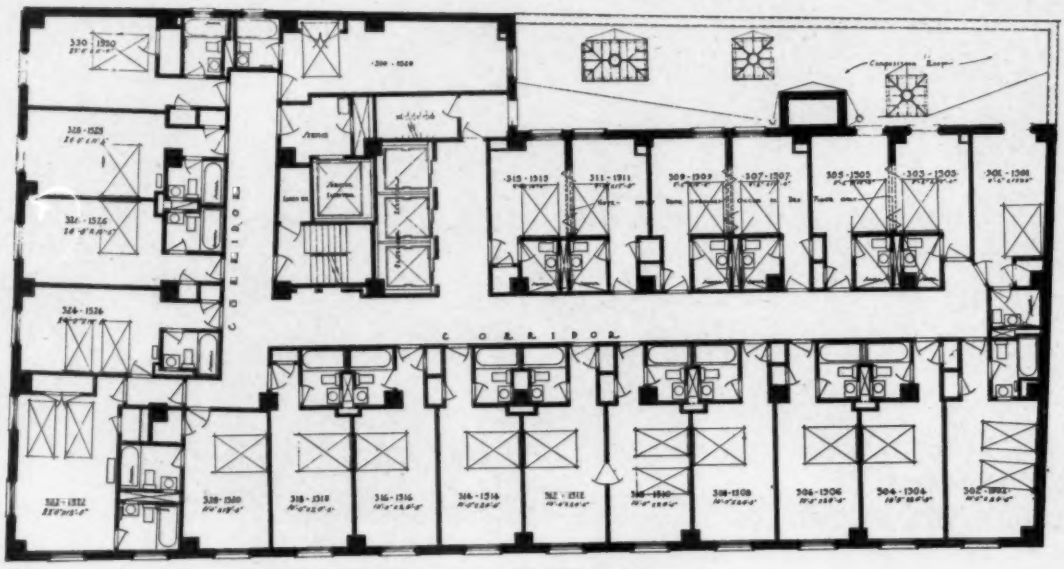


MAYFAIR HOTEL, ST. LOUIS, MO.

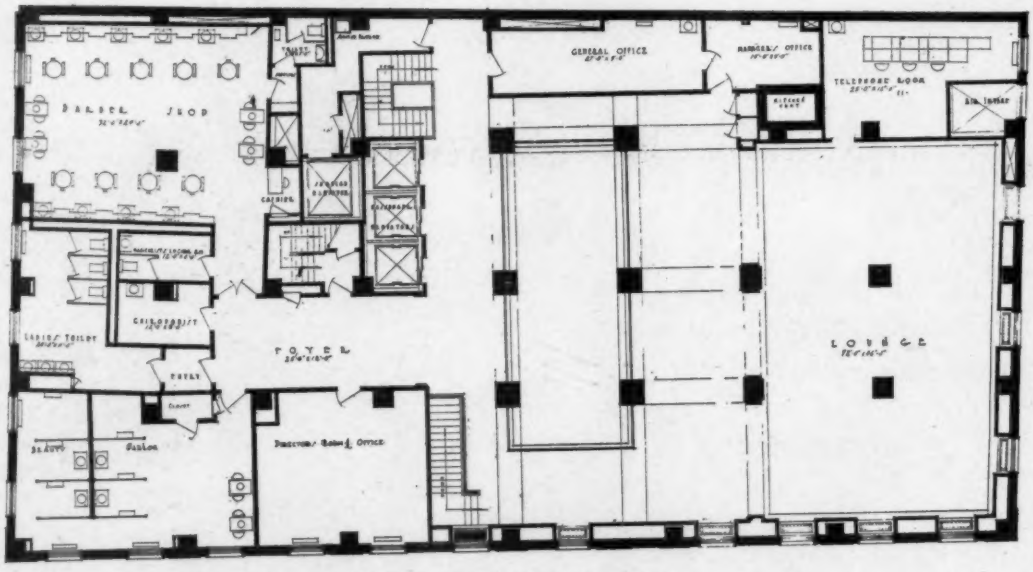
PRESTON J. BRADSHAW, ARCHITECT

(See plans on back)

XUM



TYPICAL FLOOR PLAN



MEZZANINE (SECOND FLOOR) PLAN

MAYFAIR HOTEL, ST. LOUIS, MO.

PRESTON J. BRADSHAW, ARCHITECT

MAYFAIR HOTEL, ST. LOUIS, MO.

PRESTON J. BRADSHAW, ARCHITECT

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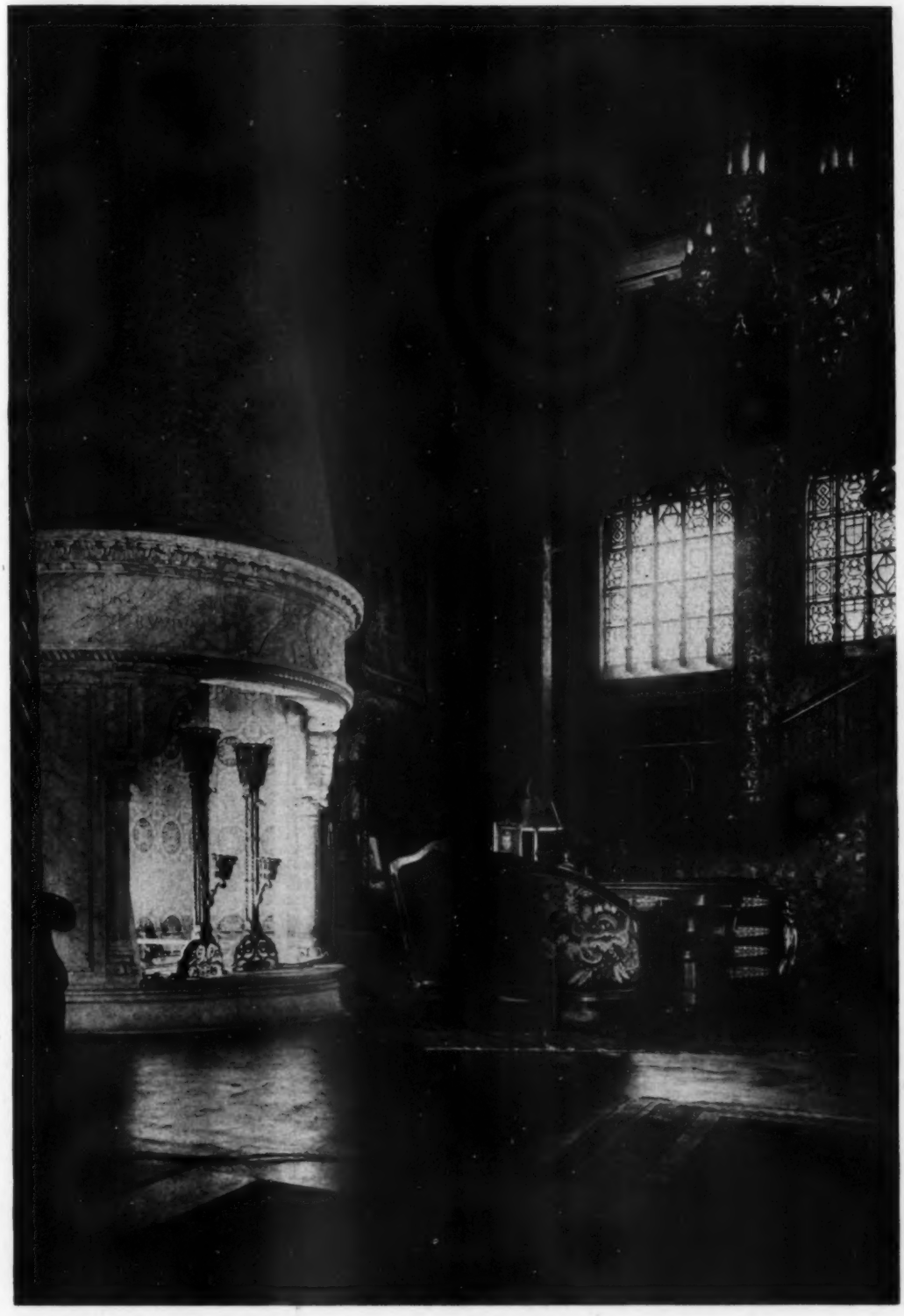
LIBRARY AND RECEPTION ROOM, OFFICE OF
WALTER W. AHLSCHLAGER, INC., ARCHITECTS, CHICAGO, ILL.



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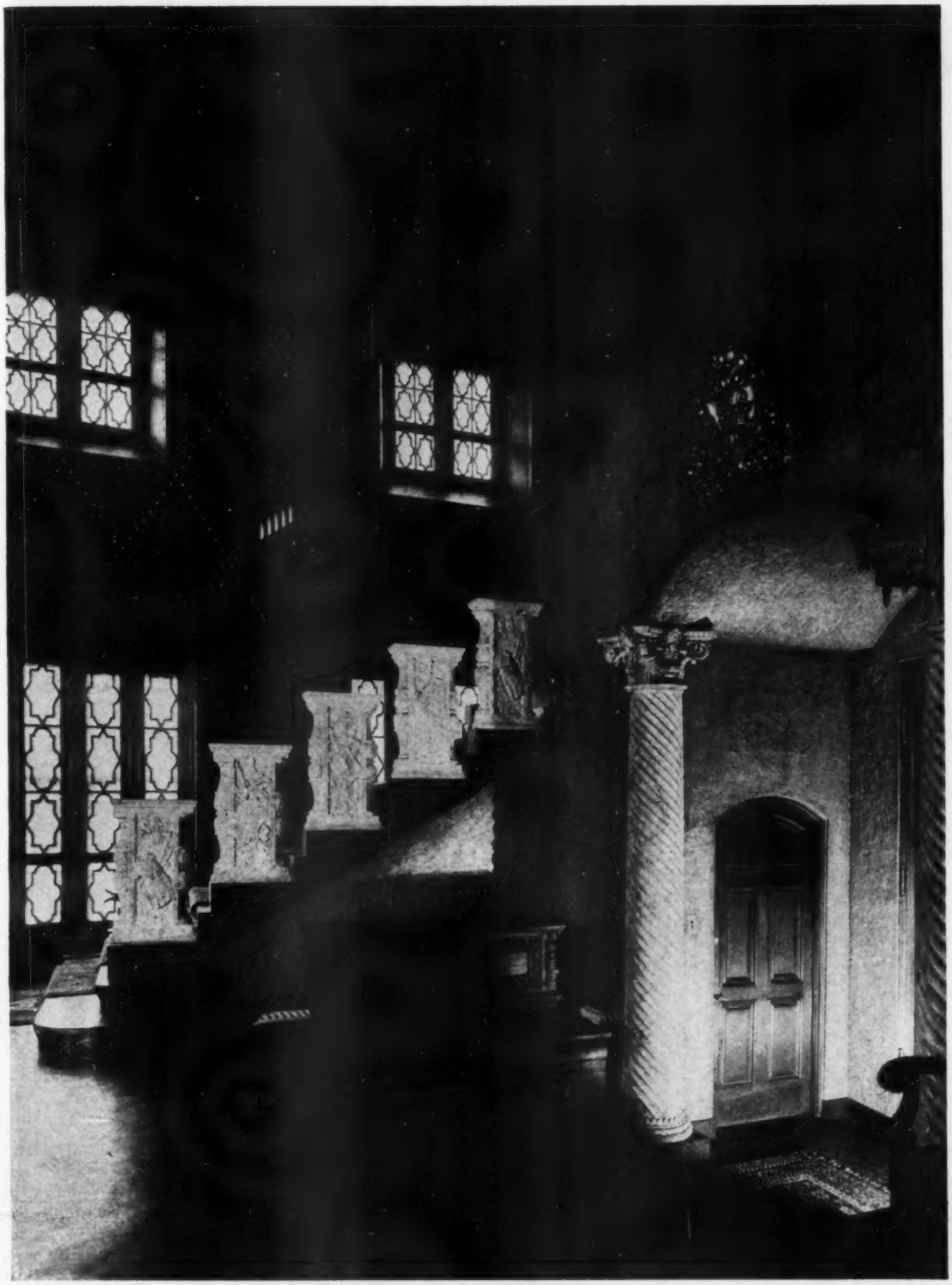
WALTER W. AHLSCHLAGER, INC., ARCHITECTS, CHICAGO, ILL.



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EDITORIAL COMMENT

THE tendency today toward "conferences," long discussions as to what it is proposed to do and even longer talks after the matter has been settled, results in an impractical condition that serves no permanently useful purpose.

We once saw in one of the chemical laboratories of a large university this motto: "Everything comes to him who *hustles* while he waits." The interpolation of the word "hustles"—a thoroughly and characteristically American word—gives the real meaning to an old and oft quoted adage.

The man who goes out with an idea or scheme, basically sound, and moves steadily toward the desired end, will accomplish more than he who sits in conference, prosily and tiresomely discussing details that may be radically changed as the matter moves on to a completed end.

We see this tendency of much preliminary talk in all deliberative bodies, and perhaps in our own field of architecture. Conventions are often unanimous and at times even hysterical as to things proposed to be done. Much talk is made, there is a happy sense of big achievement and then—nothing happens. In more than twenty years of experience as an attendant on and close observer of convention proceedings, these conditions, we find, have always been present. We can recall committee reports that were so well written as to be models of English composition, and we can also recall the enthusiasm with which they were received. But in the majority of instances we cannot recall any large measure of achievement following their adoption.

Architectural education, the reform of competition methods, the relation of the profession of architecture to government work, advertising by architects are but a few of the important reports that have been received with acclaim, and much discussed and then lapsed into "innocuous desuetude." And, *per contra*, many things done, and they are of minor or doubtful importance, have yet to be undone, and the profession, as represented by the Institute, rid of encumbrances, or more properly speaking, appendages, that serve no wise purpose and only afford a certain channel for activities by elements that are working solely toward a sordid self-advancement.

President Waid, in a recently published ante-convention announcement, has stressed the question of allied architectural associations. There is also the burning topic, particularly to the man in small practice, of the Small House Service Bureau, not to overlook the Structural Service Bureau.

If we could exchange all these matters for a vigorous policy looking to a better recognition on the part of the government of the profession of architecture, the revision of the conduct of competitions, and a more widespread knowledge and appreciation of architectural service among the general public, it is believed the exchange would be very much worth while. To concentrate on any agreed purpose, one big constructive idea, and to work steadily toward achievement, would be of great value to the profession. We have as examples of big achievement the Lincoln Highway, the Lincoln Memorial, and at one time legislation assuring to architects proper recognition on the part of the National government.

ATTENTION is directed to an article in this issue by Charles Butler, chairman of the Committee on Competitions of the Institute, on the Regulation of Competitions. Mr. Butler's suggestions and recommendations are based on a wide knowledge of competition methods, and should receive consideration at the convention in May.

From a memorandum recently issued by the Royal Institute of British Architects, we quote as follows: "All architects, whether competitors or otherwise, are reminded that discussion or correspondence in the public or professional press, which tends to criticism or disparagement of an award cannot alter the final and binding nature of that award, but may prejudice architects and the whole competition system in the opinion of the public and is therefore highly undesirable."

This "reminder" reminds us of a discussion on the convention floor some years ago. The matter of ethics was under consideration and during the debate a delegate cautioned the convention that certain proposed additions to the code were directly opposed to the constitutional right of "free speech" and should not be considered.

Even a "reminder" may be an intimation of a desire to control free speech, and we are not sure but the promulgation of the memorandum above quoted is of that nature. At the same time it seems as if there should be a tacit understanding that competitions when decided strictly in accordance with competition rules, should not be attacked but allowed to stand unquestioned. Perhaps the next convention may phrase a better worded reminder to direct attention to a tendency toward irresponsible and unfortunate criticism.

ALFRED DWIGHT FOSTER HAMLIN, F.A.I.A.

AN APPRECIATION BY WILLIAM A. BORING

Professor of Architecture, and Director of School of Architecture, Columbia University

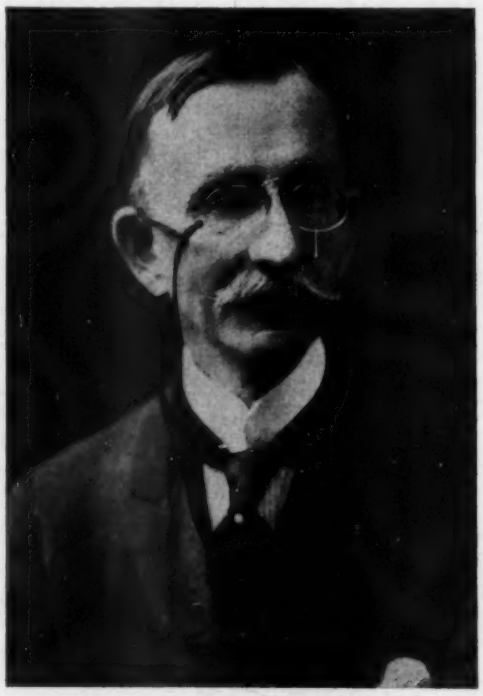
THE late Alfred Dwight Foster Hamlin, Professor of the History of Architecture at Columbia University, was a born idealist. He came of Puritan stock, and inherited that nobility of soul and courage which carried his father's crusade for Christian enlightenment to victory in the Near East. In that atmosphere he was born, with the ideals which ruled his life, given as it was to the cause of helping others to see truth and beauty.

He prepared for his life work at Amherst, then at the School of Architecture of the Massachusetts Institute of Technology, and at the Ecole des Beaux-Arts in Paris, and later made extensive studies of the principal monuments of architecture in Christian lands.

He was accomplished as a linguist in both classical and modern languages, and his mother tongue, English, flowed in pure, beautiful volume. His writings clearly expressed his ideas in a forceful, convincing and scholarly style.

His books on the History of Architecture and History of Ornament set a new standard of correct teaching in these subjects, and his numerous essays and lectures are profound in illuminating the humanism of our inherited record of the building art.

His fidelity to the School of Architecture was constant, and to the realization of his ideals of scholarship and professional attainment he gave his whole busy life.



A. D. F. HAMLIN, M. A., F. A. I. A.

A real architect in knowledge and feeling, his teaching was valuable to the student both in its sound instruction and cultural import.

In his teaching record of forty-three years at Columbia University, Professor Hamlin was an indefatigable worker for the School of Architecture, the success of which was his one ambition. He always laid down his pen when a student came to him, for it was his pleasure to help the inquiring mind along the right road.

He was lovable, and beloved of his students and co-workers with whom he labored in the finest accord.

Courageous in the right, he was a fierce fighter against wrong, accepting no compromise in principles. To him the way of truth was normal, verity was always expected: his cleanly soul abhorred deception, and he could not abide any one so base as to be guilty of cheating.

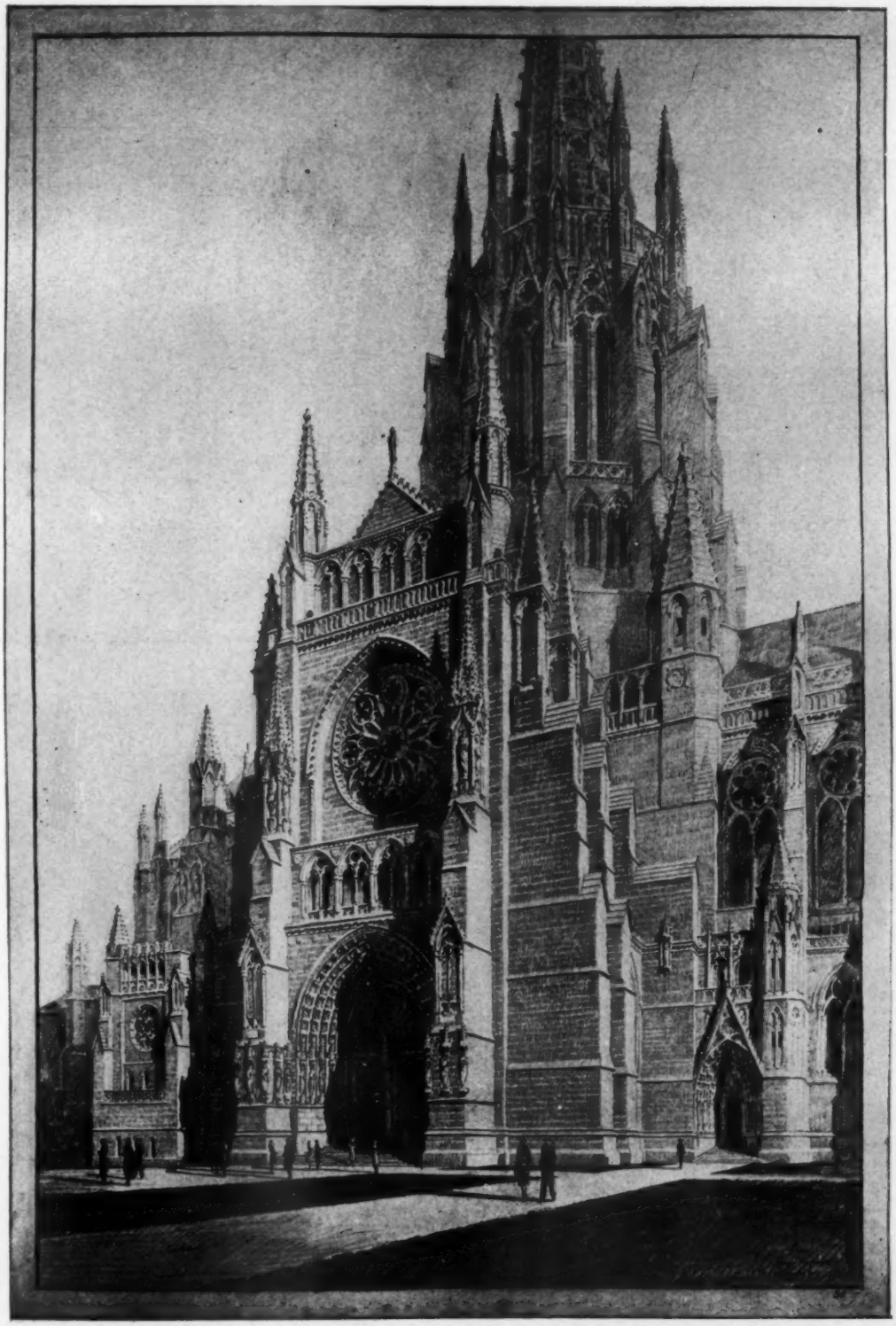
Professor Hamlin received the degree of M.A. from Amherst in 1885, and in 1912 the degree of L.H.D. from St. John's College. He was a Fellow of The American Institute of Architects, a member of the Archæological Institute of America, of the City Plan Committee, of the Merchants' Association and of the Century Club. He was Chairman of the Art Committee to raise funds for the Cathedral of St. John the Divine.

Professor Hamlin became a member of the Broadway Tabernacle Church in 1882, and ever since then this church has been his chief interest outside of Columbia University. There, for over twenty years, he conducted an adult Bible class. At the time of his death he was a Senior Deacon. He had served on many important committees, and his advice was largely sought by the pastor, Dr. Charles E. Jefferson.

His interest in the Near East, especially in Armenia and Greece, continued throughout his entire life. In 1919 he made an extended tour of the Near East as a Special Commissioner of the Greek Relief Committee, for which he was decorated by the Greek Government.

His contact with the work he had to do was at all times conscientious and painstaking, and his relations with those with whom he came in daily association were marked by fine comradeship.

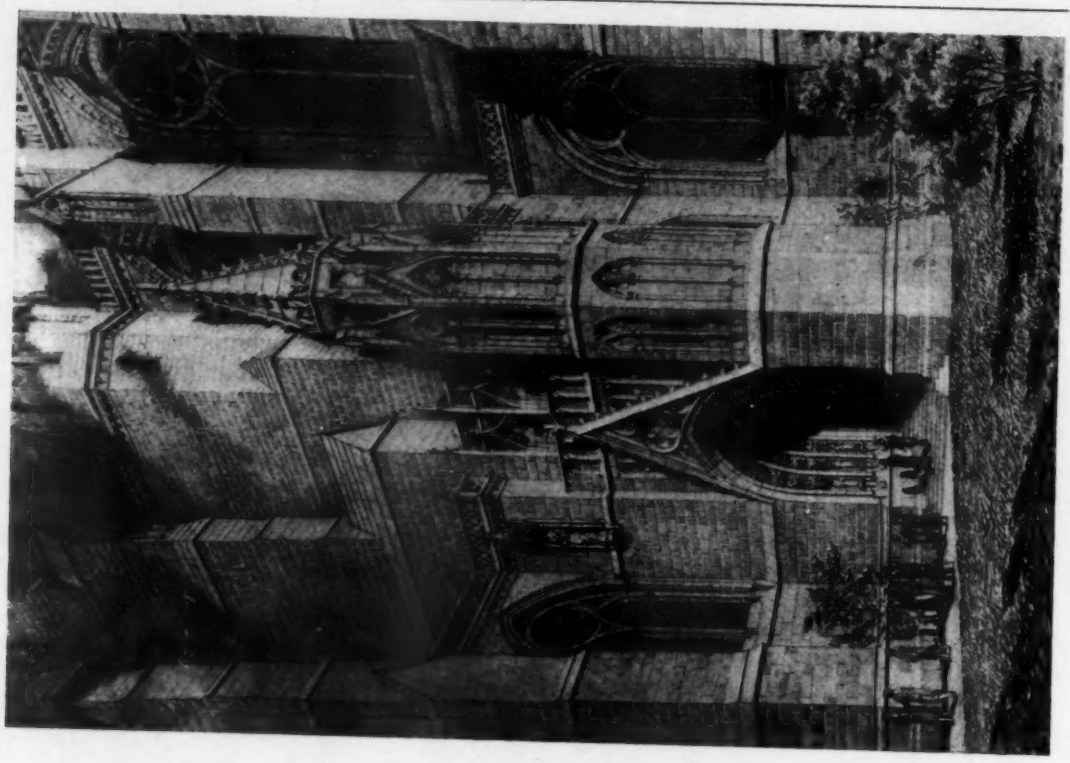
Surely he digged not in the earth to hide the talent given him! He has gone to show his good work to his Master and to receive his just reward.



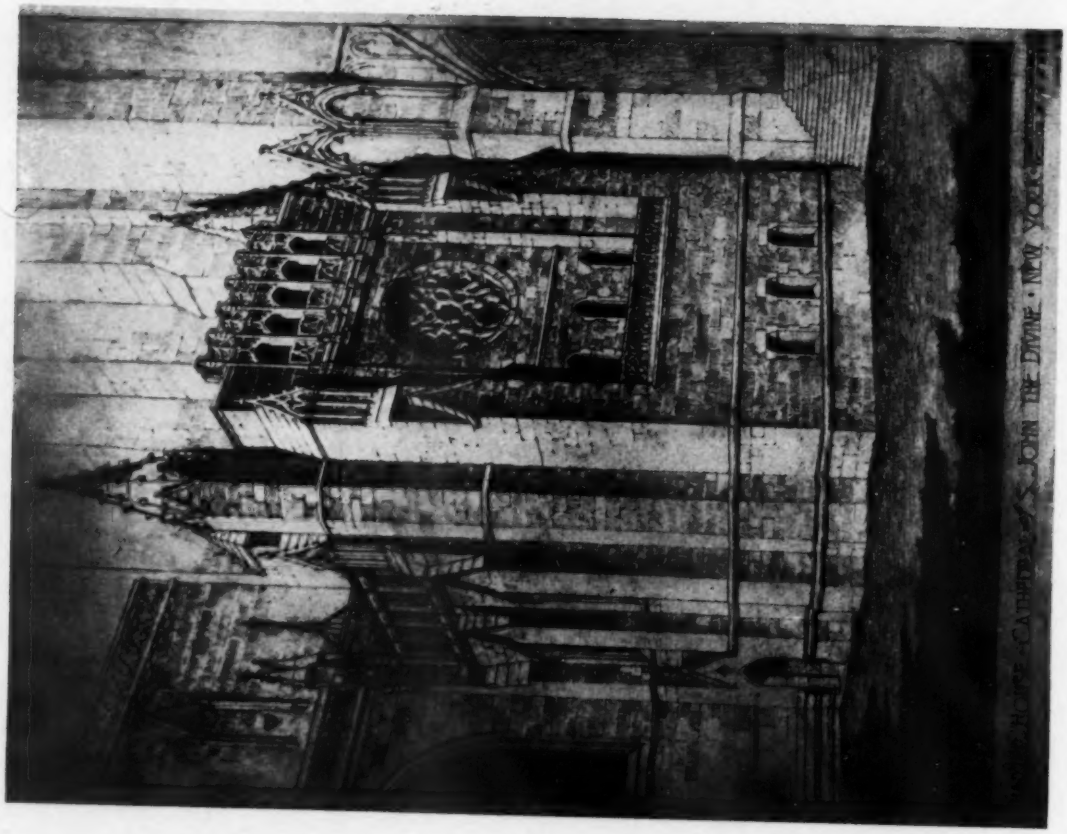
PROPOSED DESIGN, CATHEDRAL OF ST. JOHN THE DIVINE, NEW YORK

NORTH TRANSEPT

CRAM & FERGUSON, ARCHITECTS



NORTHWEST TRANSEPTAL PORCH

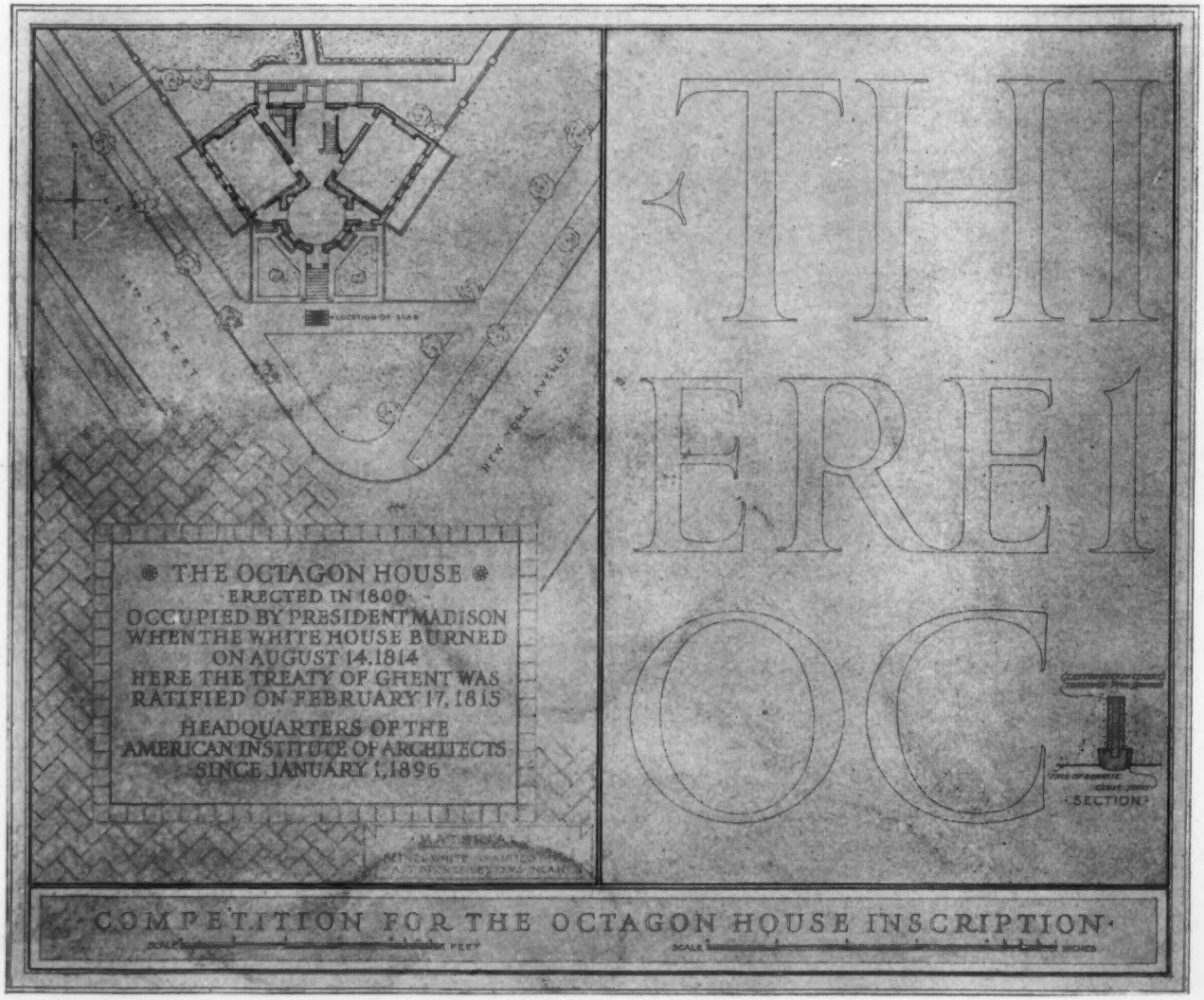


CHAPTER HOUSE

PROPOSED DESIGNS. CATHEDRAL OF ST. JOHN THE DIVINE, NEW YORK.—CRAM & FERGUSON, ARCHITECTS

CHAPTER HOUSE NORTHWEST TRANSEPTAL PORCH

PROPOSED DESIGNS, CATHEDRAL OF ST. JOHN THE DIVINE, NEW YORK—CRAM & FERGUSON, ARCHITECTS


THE OCTAGON HOUSE
ERECTED IN 1800
OCCUPIED BY PRESIDENT MADISON
WHEN THE WHITE HOUSE BURNED
ON AUGUST 14, 1814
HERE THE TREATY OF GHENT WAS
RATIFIED ON FEBRUARY 17, 1815
HEADQUARTERS OF THE
AMERICAN INSTITUTE OF ARCHITECTS
SINCE JANUARY 1, 1896
SECTION
COMPETITION FOR THE OCTAGON HOUSE INSCRIPTION

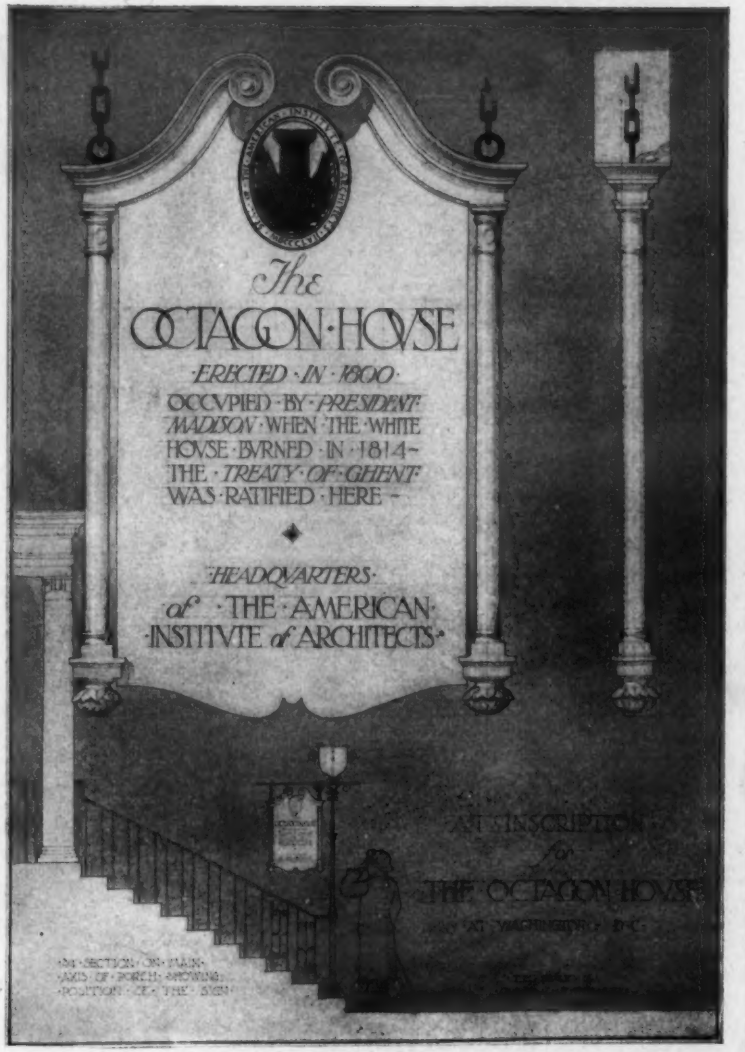
COMPETITION FOR AN INSCRIPTION FOR OCTAGON HOUSE, WASHINGTON, D. C., HEADQUARTERS BUILDING OF THE AMERICAN INSTITUTE OF ARCHITECTS

FIRST PRIZE DESIGN BY AUGUST REULING

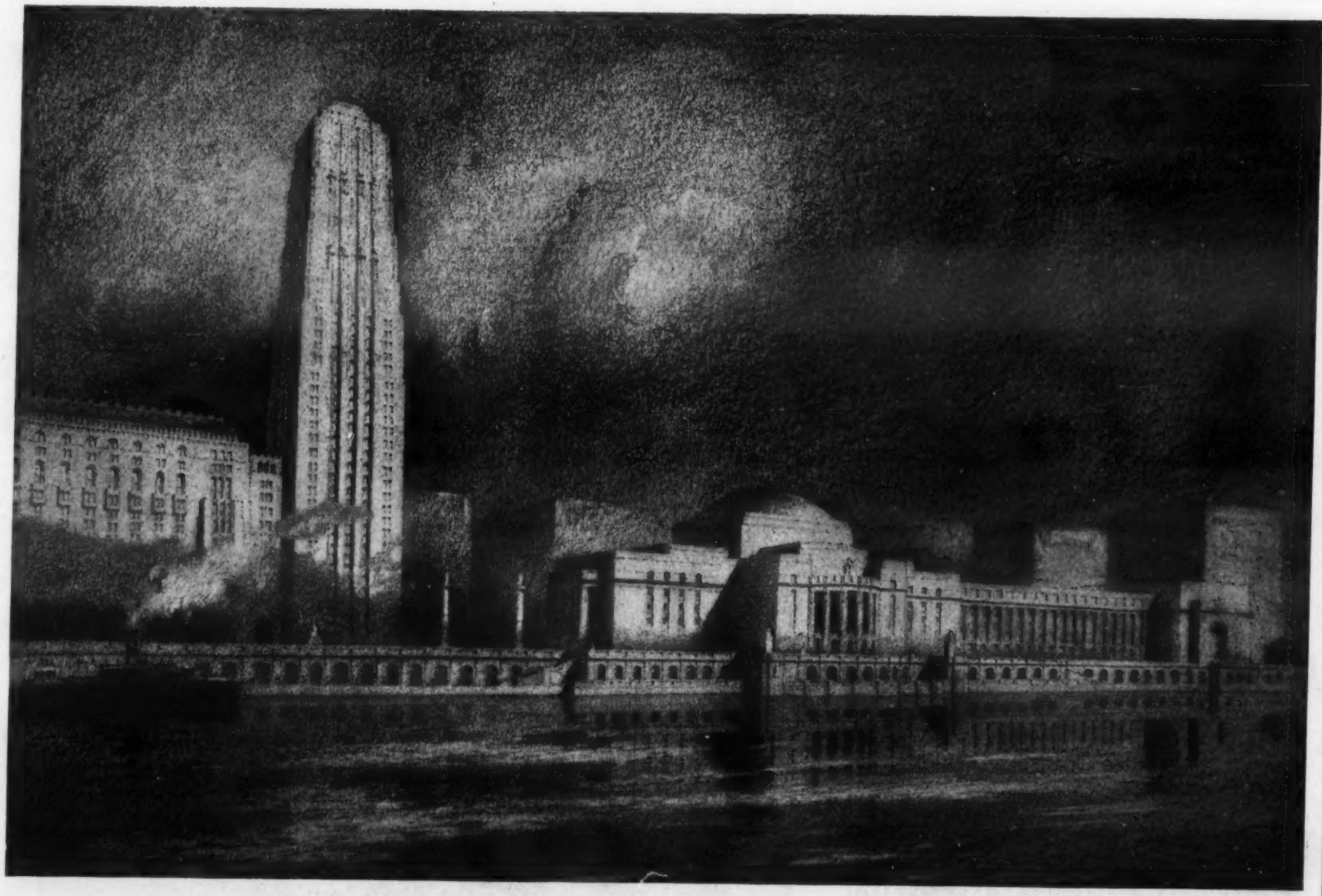
THE OCTAGON HOUSE
ERECTED IN 1800
OCCUPIED BY PRESIDENT MADISON WHEN
THE WHITE HOUSE BURNED IN 1814
THE TREATY OF GHENT WAS RATIFIED HERE
HEADQUARTERS OF
THE AMERICAN INSTITUTE OF ARCHITECTS

SECOND PRIZE, HAROLD A. RICH, ARCHITECT

COMPETITION FOR AN INSCRIPTION FOR OCTAGON HOUSE, WASHINGTON, D. C., HEADQUARTERS BUILDING OF THE AMERICAN INSTITUTE OF ARCHITECTS

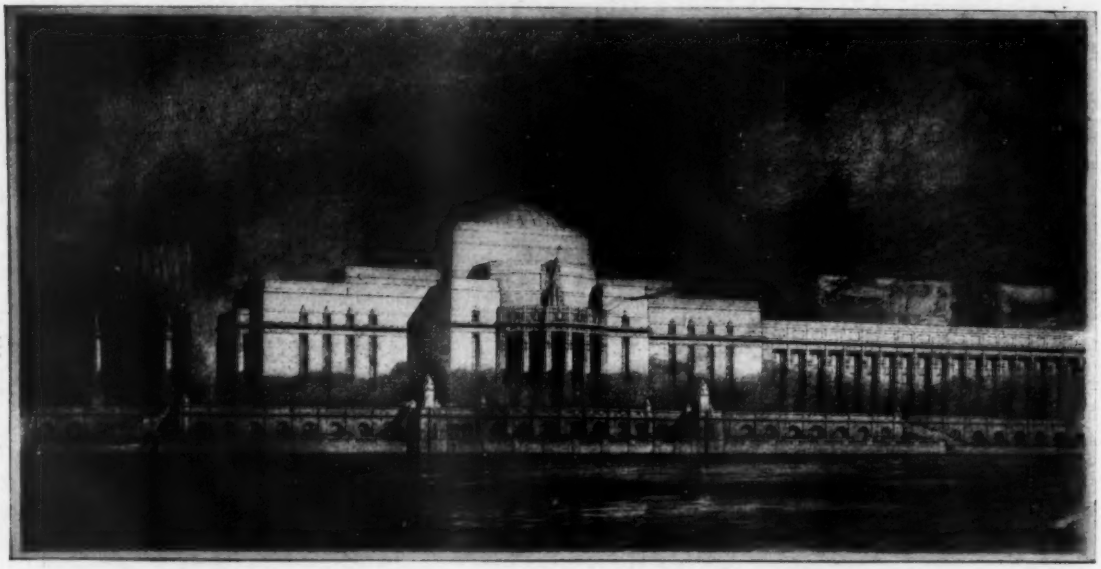


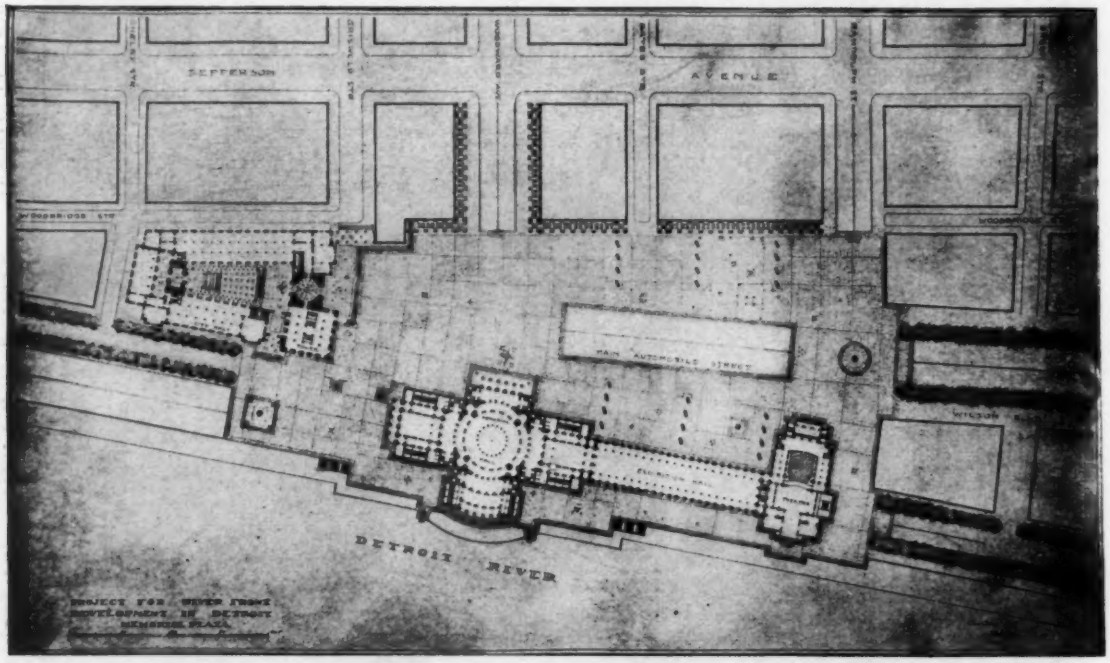
THIRD PRIZE, J. T. JACOBSEN



PROJECT FOR WATER FRONT DEVELOPMENT, DETROIT, MICH.—ELIEL SAARINEN, ARCHITECT

THE STRUCTURE WITH A DOME, IN THE FOREGROUND, IS MEMORIAL HALL. THE LONG WING ON THE RIGHT OF THIS BUILDING IS A SUGGESTED EXPOSITION HALL, IN ADDITION TO WHICH, HOWEVER, THERE WOULD BE A CONVENTION AUDITORIUM IN THE MEMORIAL HALL PROPER, AS WELL AS ALL OTHER FEATURES REQUIRED BY THE PROGRAM. THE TOWER BUILDING REPRESENTS A CITY OR COUNTY BUILDING SUGGESTED FOR POSSIBLE GROUPING WITH THE MEMORIAL. THIS VIEW IS OF THE SOUTH, THE DETROIT RIVER SIDE. ON THE NORTH OF THE MEMORIAL IS A VICTORY SQUARE, AN ESPLANADE, TRIPLE-DECKED WITH A SUBWAY STATION AND MOTOR CAR PARKING SPACES PROVIDED ON THE UNDER DECKS. A PROPOSED SHORE DRIVE WOULD DIP UNDER THIS ESPLANADE





PROJECT FOR WATER FRONT DEVELOPMENT, DETROIT, MICH.

ELIEL SAARINEN, ARCHITECT

ANNUAL EXHIBITION OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

The third annual exhibition of photographs of completed work by members of The American Society of Landscape Architects was held in the Arden Galleries on Fifth Avenue, New York. The exhibition was supplemented by examples of sculpture as a part of landscape design and garden furniture. The general result was a most creditable showing of the work accomplished by this Society during the twenty-seven years of its existence. A new line of effort on the part of landscape architects is to be found in the laying out and planting of golf courses. Much has already been accomplished in this direction, and this was interestingly shown at the exhibition.

THE value of delay in photographing landscape work is shown in the reproductions on the three following pages. Sufficient time has elapsed to permit a growth of foliage, which softens and supplements the work of the architect. None of the subjects illustrated in this issue is recently completed work.

The good result attained in the planting in the Harkness Quadrangle at Yale, Beatrix Farrand, landscape architect, was shown by a number of excellent views, one of which is reproduced herewith. A similar good accomplishment at Princeton University was shown at this exhibition.

The New York Chapter has just issued its first Year Book. It is a well-prepared work and shows how rapid has been the growth of landscape architecture during but little more than a quarter century and emphasizes the good results that are always to be attained when the architect and the landscape architect work harmoniously together.

Clarence W. Fowler was the chairman of the Exhibition Committee, assisted by Marian C. Coffin, Noel Chamberlin and Alfred Geiffert, Jr.

GARDEN AT WHEATLY HILLS, N. Y.—MARIAN C. COFFIN, LANDSCAPE ARCHITECT

AT RIGHT: GRAYHAMPTON, GREENWICH, CONN.

JAMES L. GREENLEAF, LANDSCAPE ARCHITECT

BELOW: HARKNESS QUADRANGLE, YALE UNIVERSITY, NEW HAVEN, CONN.

JAMES GAMBLE ROGERS, ARCHITECT

BEATRIX FARRAND, LANDSCAPE ARCHITECT

ARMAND R. TIBBITTS, LANDSCAPE ARCHITECT—SLEE & BRYSON, ARCHITECTS

A CITY "BACKYARD"—MARIAN C. COFFIN, LANDSCAPE ARCHITECT

XUM

JAMES L. GREENLEAF, LANDSCAPE ARCHITECT

CARRERE & HASTINGS, ARCHITECTS

GARDEN AT KATONAH, N. Y.

MARIAN C. COFFIN, LANDSCAPE ARCHITECT

~~"—or equal"~~

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THE LAW AS TO ARCHITECTURE

By CLINTON H. BLAKE, JR., OF THE NEW YORK BAR

THE question of the preparation of and payment for shop drawings is becoming of more and more importance in the practice of the ordinary architect. The custom of having the drawings for the structural steelwork, the electrical layout and the like prepared by engineers in many cases disassociated from the organization of the architect has naturally grown under modern building conditions. The development of the American structural steel building and many other similar factors have all contributed to this result.

The ordinary practice under the Institute form of contract is, of course, for the architect to employ the mechanical or other engineers and to charge the cost thereof to the client. Under this arrangement the charge to the client is a disbursement item purely and the engineer is entitled to look to the architect for his compensation. Some architects seem to be under a misapprehension and to have the impression that the engineer is, in fact, the employee of the owner and not of the architect. Whether this is the case or not will depend naturally upon the agreement which the architect makes with the engineer. If the architect employs the engineer directly himself as contemplated under the Institute agreement and then charges the engineering costs to the client as disbursements, the contract will be between the architect and the engineer and not between the engineer and the owner. If the architect desires to avoid this personal liability, he must pursue a different course. He must employ the engineer in behalf of the owner and as the agent of the owner, and make it clear in so doing that the engineer is employed by the owner through the architect as agent and is not employed by the architect personally. Where this plan is followed the contract between the architect and the owner also should be modified from the Institute form so as to show clearly not only that the owner will pay the cost of the engineering service but that the engineers employed are the employees of the owner. Their employment, where this plan is adopted, will be similar to the employment of a clerk of the works under the ordinary arrangement whereby the clerk of the works is employed by the owner with the consent and approval of the architect and is paid by the owner.

Where the charges for engineering work are minor, or where the architect's office is sufficiently large so that it boasts an engineering staff of its own, the plan of charging the engineering services as disbursements and having the architect responsible for them in the first instance may be logically followed. In the intermediate case, however, where the services run into a considerable amount of money and where, on the other hand, the office is not sufficiently large so that it has its own engineering employees, the architect may well consider the advisability of so wording his contract with the owner that the owner and not the architect will be the employer of the engineer. Necessarily, the engineer must, however, in any event work closely with and under the general direction of the architect.

Where the client is one upon whose fairness and financial responsibility the architect can safely rely, it will not be so important to consider whether the engineer should be employed by the owner or by the architect. Under these conditions, however, and assuming the best possible faith on the part of the client, some difficulty may arise. The engineer may submit a bill which the architect approves, but which in entire good faith the client considers excessive or for some reason improper. Under these conditions the architect will be faced with a dilemma. He must pay the engineer and trust to recovering the amount from his client, or he must hold up the payment of the amount to the engineer while the matter is argued out with the client. To follow the first course will expose him to a possible loss or controversy with his client. To follow the second will be a breach of the obligation and good faith which he owes to the engineer.

It sometimes happens that the architect will approve shop drawings without noticing that they differ in some respects from the plans and specifications. In such a case an interesting question arises as to whether the plans and specifications shall control and to what extent the architect is bound by his approval. As between the architect and the engineer the approval, if quite definite, may be binding upon the architect. As between the owner and the contractor, or the owner and the architect, or the owner and the engineer, however, the approval will not necessarily be controlling as against the owner. The owner is entitled to have his house built in accordance with the construction contract which, of course, provides that it shall be built in accordance with the plans and specifications. The plans and specifications cannot ordinarily, as the contracts are now drawn, be changed or modified in any way by the architect without the authority, usually in writing, of the owner, unless the contract is so drawn as specifically to permit it. The architect cannot bind the owner by an approval of shop drawings which differ from the plans and specifications and which, if adopted, would result in giving the owner a job different from that for which he has contracted. It is not a bad idea to have the approval on the drawings use the phrase, "Approved if not inconsistent with plans and spec-

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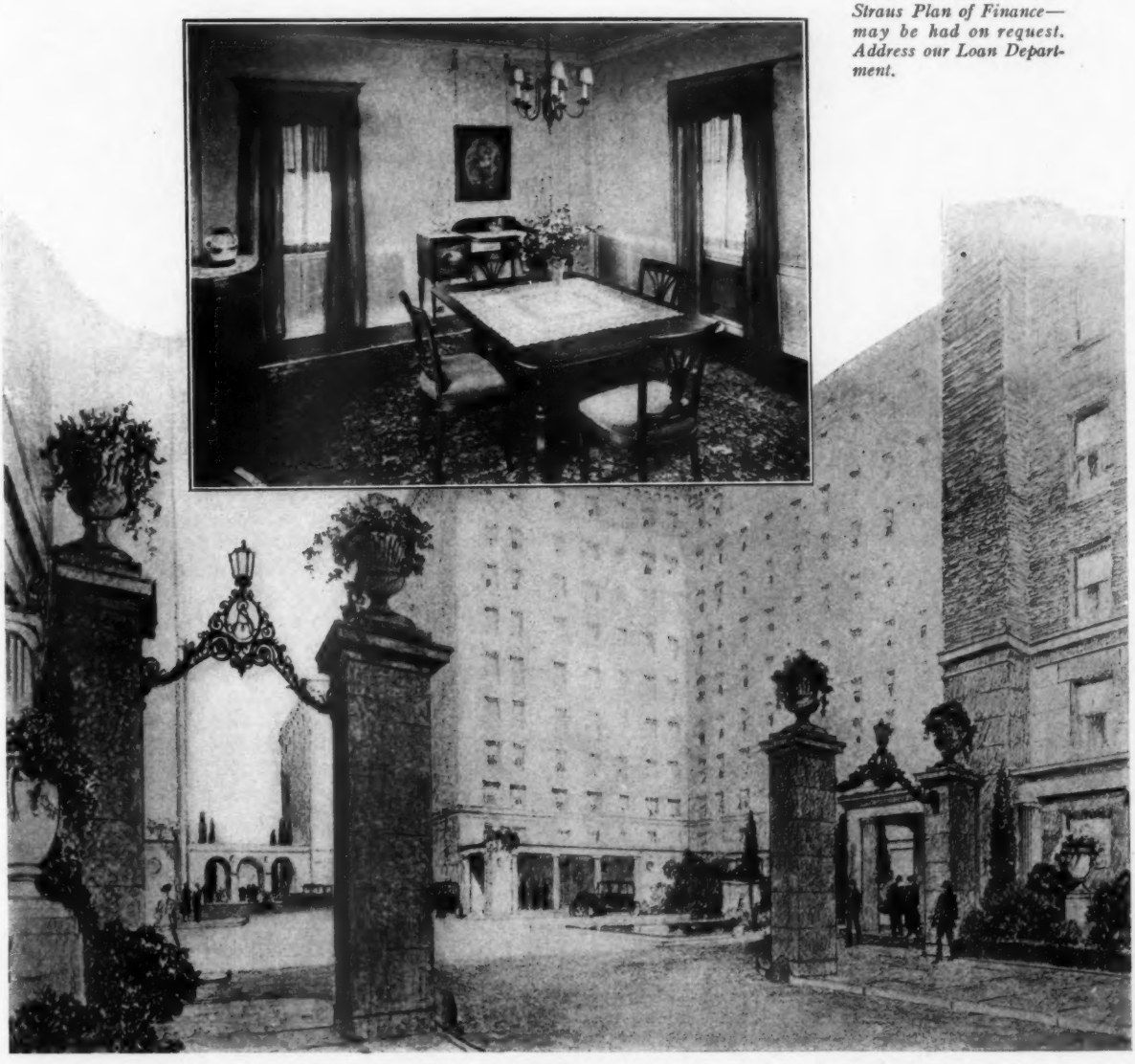

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ifications." It is a much better plan to make sure in addition that the checking of the shop drawings in the architect's office is entrusted to competent hands and that no shop drawings which differ from the plans and specifications are unwittingly approved by the architect.

LEGAL DECISIONS

A CONTRACT between a city and a contractor provided for arbitration as a condition to the right to sue and that a written offer to arbitrate followed by the arbitration, if accepted, should be a condition precedent to any legal action by either party. The contractor gave notice of termination and abandoned the contract. No appeal to the board of arbitration was taken prior to this action by the contractor. The court held that contracts which require arbitration prior to legal action are valid and enforcible, but that in the case before it the city could not be called upon to arbitrate after the contractor had abandoned the contract, and that the city did not lose its right to contend that it could not be sued unless the appeal to the board of arbitration were taken before the termination of the contract by the contractor in accordance with the contract provisions.

Jackson v. City, 226 Pac. 487.

UNDER the contract for the erection of a church building, it was provided that any question which might arise with respect to the intent and meaning of the drawings or specifications or the fitness of material or labor should be decided by the architect and that his decision would be final and conclusive. The architect directed the contractor to take down a brick wall, on the ground that it did not meet the specifications. The contractor claimed in the suit that the direction of the architect was unjust and arbitrary, but he complied with the architect's request and took down the wall. The contractor later abandoned the contract, and the trustees of the church brought action against him for the amount over the contract price expended by them to complete the work.

The contract provided, also, that the contractor should maintain insurance in his own name and in that of the owner against fire loss, and that he should also carry liability insurance. It appeared that he failed to live up to his obligations in this respect. The contract contained a liquidated damage clause, providing that the contractor should pay, as liquidated damages, and not as a penalty, $5.00 for each day that he should be in default. It appeared that there were seventy-eight days' delay in completion occasioned by the contractor's breach in abandoning the contract. The contractor claimed that the architect also arbitrarily fixed a height from the grade line and asked the court to submit to the jury the question whether the architect was unfair in his demands with regard to extra work required under the contract.

The court held as follows: that, in view of the architect being practically made arbitrator, the interpretation of the plans by a sub-contractor on brickwork would not control, as opposed to the architect's decision; that, to charge the architect with arbitrarily fixing the height from the grade line, the plans for fixing it should be shown; that the architect's act in having the brick wall taken down was *prima facie* or conclusive evidence that he did so under the powers granted him by the contract to determine whether the work was properly performed; that the decision of the architect that the wall did not conform bound both the church trustees and the contractor, as it did not appear that it was unjust and arbitrary; that, if there had been fraud or collusion between the architect and the committee, the contractor could, in view of the architect's demand, have abandoned the contract, but that no such fraud appeared; that in any event a wrong judgment by the arbitrator does not justify the abandonment of the work by a contractor; that, if the architect's judgment and demands were arbitrary and unjust, the contractor should have declined or refused to comply and, if the architect insisted, should have abandoned the work at that time; that, having accepted the judgment of the architect, however, and complied with his request and continued under the contract until he later abandoned it, the contractor, by so continuing, waived his right to treat the arbitrary direction of the architect, if it were arbitrary, as a breach; that he might be entitled, upon complying with the architect's orders, to recover damages on the ground that the architect's act was arbitrary and unjust, but that, having abandoned the contract subsequently, he could not base his defense to the charge of such abandonment on the ground of the architect's unfair demands; that the contractor and his sureties were liable for the cost of the insurance, because of the contractor's failure to abide by the insurance clause of the contract; that the liquidated damage clause was good and that the owner was entitled to recover $5.00 a day for seventy-eight days, as a result of the abandonment by the contractor and subsequent delay; that, as it appeared that the contractor agreed to the changes in the original specifications and received pay for his extra work and material, with the exception of certain brick which went into the building and which was purchased by him or contracted for before he signed the contract or did the work, the court would not submit to the jury the question whether the architect was unfair in his demands with respect to such extra work, and that the owner was entitled to judgment on the bond.

Garrett v. Dodson, 199 Southwestern 675.

HOTEL PEABODY*
Memphis, Tenn.

Here's a Practical Test of CARNEY Bonding Quality

OCCASIONALLY, most architects run into this kind of a job—connecting a new and old building, or tearing out a wall for an annex. Right then, there's a wonderful opportunity to know how mortar acts.

If the occasion ever arises, when it's necessary to tear out a Carney laid wall, you'll find few bricks can be salvaged. You'll find a bond so hard, and so unyielding, that the bricks themselves must be cut.

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Specifications: 1 part Carney to 4 parts sand.

Architect—WALTER W. AHLSCHLAGER, Inc., Chicago, Ill.
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"We consider the definite assurance of obtaining a uniform mix with your product, due to the fact that only one material is mixed with sand; a very valuable characteristic from the architect's standpoint."
WALTER W. AHLSCHLAGER.

CARNEY
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NOMINATIONS FOR OFFICERS FOR 1926-27

NOMINATIONS for officers of The American Institute of Architects for 1926-27, as reported in the Institute *Journal*, are as follows:

President:
Charles A. Favrot, New Orleans
Abram Garfield, Cleveland
Milton B. Medary, Jr., Philadelphia
H. Van Doren Shaw, Chicago

First Vice President:
William Emerson, Boston
Abram Garfield, Cleveland

Second Vice President:
Wm. E. Fisher, Denver
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Wm. L. Steele, St. Petersburg, Fla.

Treasurer:
Richard E. Schmidt, Chicago

Secretary:
Frank C. Baldwin, Fredericksburg, Va.
C. C. Zantzinger, Philadelphia

Regional Director—3rd District:
James O. Betelle, Newark, N. J.
Paul A. Davis III, Philadelphia

Regional Director—5th District:
Dalton J. V. Snyder, Detroit

Regional Director—8th District:
A. H. Albertson, Seattle
Fred F. Willson, Bozeman, Mont.

PRODUCERS' RESEARCH COUNCIL

THE Producers' Research Council, affiliated with The American Institute of Architects, will hold its third annual meeting at the Hotel Washington, in Washington, D. C., Tuesday, May 4, the day preceding the opening of the convention of the Institute. Matters of mutual interest to architects and members of the Council will be discussed. A cordial invitation is extended by the Council to members of the Institute to be present at this meeting.

PHILADELPHIA ARCHITECTURAL EXHIBITION

THE twenty-ninth annual architectural exhibition to be held jointly by the Philadelphia Chapter of The American Institute of Architects and the T Square Club of Philadelphia in collaboration with the Sculpture Committee of the Art Alliance, will be held in the galleries of the Art Alliance from May 8 to May 31, both inclusive. This is one of the important exhibitions of the year and will undoubtedly attract a large amount of worth-while material. The annual medal of the Philadelphia Chapter of The American Institute of Architects will be awarded. All communications should be addressed to the Secretary, 1520 Locust Street, Philadelphia, Pa.

BROAD STREET ASSOCIATION OF NEWARK, N. J. AWARDS PRIZES

FOLLOWING an annual custom, the Broad Street Association of Newark, N. J., has awarded prizes for various types of buildings erected in 1925, as follows:

The "most imposing structure," first prize—Firemen's Insurance Company Building, John H. & Wilson C. Ely, architects. Second prize—office building of Walter Buerman, 1002-4 Broad Street, Daniel J. Scrocco, architect. Third prize—department store for the Goerke Company, William E. Lehman, architect. For best alteration—Landay Hall, 726 Broad Street, Simeon B. Eisendrath, architect.

SCHOLARSHIPS FOR TRADE WORKERS DESIRING TO TEACH

SCHOLARSHIPS for qualified trade and technically trained men and women who desire to prepare themselves for industrial teaching are being offered by the New York State Department of Education. In order that an applicant may be eligible for appointment for a scholarship he must possess the following qualifications:

He must have had 5 years or more of journeyman experience in a trade, industrial or technical occupation. For women 5 years' experience is necessary, of which not more than one year shall have been in apprenticeship.

In education, satisfactory completion of the work of the eighth grade and one full year of work in an approved high school or its equivalent are required.

Age limits for men range from 23 to 38 years and for women from 21 to 35 years.

An applicant must be a citizen of the United States and a resident of the State of New York for one year preceding the date of application.

An applicant must also be of good moral character and in possession of good health.

Application forms for scholarships are furnished by the Division of Vocational and Extension Education, State Department of Education, Albany, N. Y. All applications must be filed with that Division on or before May 17, 1926.

A CORRECTION

IN OUR issue of January 20 in which there was illustrated the Knoedler Building on East Fifty-seventh Street, New York, the attribution of authorship was to Carrere & Hastings, architects. We are now advised that this attribution should have been Carrere & Hastings, Shreve, Lamb & Blake, architects.

BUILD THE NATION SECURELY WITH

INDIANA LIMESTONE

The NATION'S BUILDING STONE

OLD buildings can be given a new and *permanently beautiful* exterior by applying a facing of either cut or rough-sawed Indiana Limestone over the old walls. This is a popular and highly satisfactory method of "toning up" a structure which has begun to show wear, or repairing one whose materials have proven unsatisfactory.

Walls *faced* with a four-inch thickness of Indiana Limestone have the same appearance as those built solidly of stone, but cost much less. The increase in the value of a building remodeled in this manner will pay for the cost of the remodeling several times over.

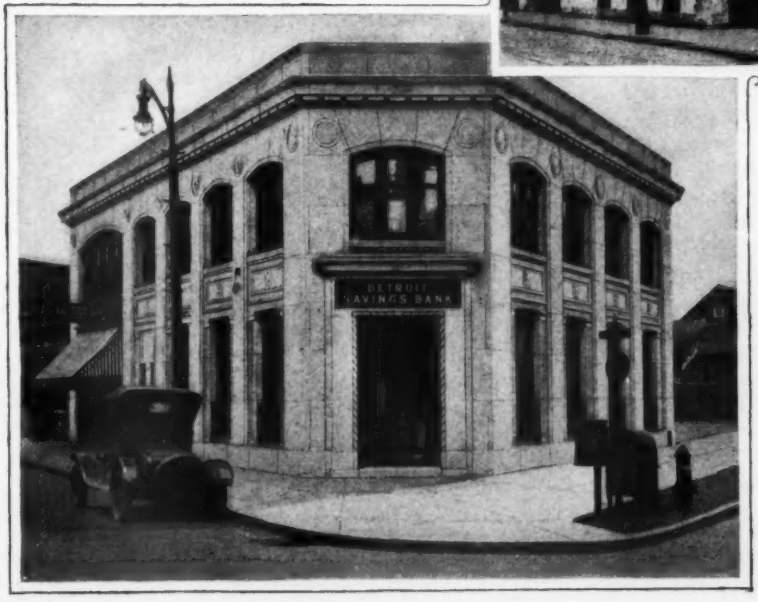
Unlike other veneer-facings, which sometimes wear off, Indiana Limestone is practically everlasting, for expert geologists have estimated that this natural stone weathers away possibly a little more than one-sixteenth of an inch in a century. It does not crumble or decay, but has the peculiar quality of hardening on exposure to the air, and assures owners an exterior which will be permanently satisfactory.

Our handsomely illustrated booklet, "Indiana Limestone Bank Buildings," will be sent free upon request

Indiana Limestone Quarrymen's Association
Box 765, Bedford, Indiana
Service Bureaus in New York and Chicago

We discourage cleaning Indiana Limestone buildings, since the venerable antique effect produced by weathering is conceded to be one of the great charms of natural stone. However, anyone determined to clean a stone building may obtain complete information on methods that will not destroy the surface of the stone, by writing to the Indiana Limestone Quarrymen's Association, Service Bureau, Bedford, Indiana.

Branch Building of the Detroit Savings Bank Detroit, Michigan Before being remodeled



Branch Building of the Detroit Savings Bank Detroit, Michigan C. L. Phelps, Architect Remodeled with a facing of Indiana Limestone

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BETTER HOMES FOR BRAIN WORKERS COMPETITION

A CABLE from Paris announces the decision of the jury of judges convened to select the three prize winning essays in the Williard Reed Messenger international essay competition on the subject of better housing for brain workers arranged by the International Federation of Building and Public Works for which Mr. Messenger of New York donated the prizes.

The first prize of $500.00 was awarded to Pierre Coloni of Paris; the second prize of $300.00 was not awarded; the third prize of $200.00 was awarded to Jean Bergerot of Paris.

Fifteen countries, including the United States, were represented among the contestants. The jury of eleven judges, representing several leading nations, was presided over by B. H. Conner, President of the American Chamber of Commerce in France. The Federation plans to hold the competition biennially to correspond with the Federation's Biennial Congress. Model homes designed, constructed and financed according to the plans of the winning essays are to be erected in several cities to improve the housing facilities for intellectual workers.

MAHOGANY—ITS ORIGIN AND CONVERSION

AS A rule, architects are not thoroughly informed as to the origin and nature of materials specified. It serves their purpose to have the assurance, received either by personal experience or acquaintance, or through sources that experience teaches are dependable. But it very often happens that intimate knowledge will bring with it a glimpse of possibilities of use or application, that begets originality and advances a wider and more practical application of a material.

Ichabod T. Williams & Sons, of New York, large dealers and factors of foreign and domestic woods, have issued an attractive pamphlet of 48 pages, size 11 x 16 inches, that treats of the history of their firm, established in 1838, and describes with much detail and many well chosen illustrations their extensive plant at Carteret, N. J. The illustrations refer to various woods from their forest sources, transportation, methods of handling and storage and manufacture through and to the ultimate use of the woods.

It is interesting to learn how all the various phases of manufacture, when carried forward with the skill attained by long experience, lead to a perfect product. The fine veneers, the quartered wood, the ornamental possibilities of wood when used for its many purposes, are so clearly set forth by large and well made illustrations that architects can easily learn that what they have, perhaps, regarded as the natural qualities of different woods are searched for in their lurking and hidden depths by those who know where and how to seek for them.

The story of real mahogany as set forth in this pamphlet, its origin and conversion, is of considerable interest.

While this pamphlet, or souvenir, as it is called, is not for general distribution, architects who have a real interest in mahogany and desire to extend their knowledge of the use of that wood, may, we believe, with success request a copy.

BUILDING OFFICIALS' CONFERENCE, COLUMBUS, OHIO

THE twelfth annual meeting of the Building Officials Conference will be held April 27 to 30 at the Neil House, Columbus, Ohio. Arrangements have been made for a visit and inspection of the ceramic laboratories of the Bureau of Mines, United States Department of Commerce. Papers will be read by Messrs. S. H. Ingberg and H. E. Foster of the Bureau of Standards. A. L. Ferguson, consulting architect, of Philadelphia, is announced as one of the speakers on the program.

YEAR BOOK, NEW YORK SOCIETY OF ARCHITECTS

THE Year Book of the New York Society of Architects is undoubtedly one of the most complete publications issued by any architectural society we know of. Encyclopedic in character, it contains a fund of information that is, by careful editing, made quickly accessible. It is in its text in the various departments stripped of non-essentials, leaving a meaty and accurate digest. All this is time saving and makes these volumes—the one for 1926, just received, is the fifteenth—a complete reference library.

As an example showing how carefully this Year Book is prepared, attention may be directed to an index, headed: Contents of the year books issued prior to 1926. In this index one may find the desired matter and turn at once to the yearly volume, without spending time in searching through the fourteen back numbers.

The contents comprise a complete roster of all architects practicing in New York State, building codes and zoning resolutions, and laws pertaining to architecture. Many other pertinent matters are properly treated. The whole volume is compact and useful.

The headquarters of the New York Society of Architects are at 29 West Thirty-ninth Street, New York City.

PERSONAL

Herbert Cohen, architect, announces the removal of his offices from the Campbell Block to 323-324 S. M. Damon Building (Bishop Bank), Honolulu, Hawaii.

THE PUBLISHERS' PAGE

THE six dollars the publishers of this journal ask for a year's subscription represent something more than the magazine that reaches subscribers shortly after the 5th and 20th of each month, or twenty-four times a year. There is in addition a certain service available to subscribers without further charge. It is interesting to see how seldom this service is asked for, and to know how valuable it might be made to subscribers if they would acquaint us with their requirements. For example, just at this time of the year many readers are about to set out for a tour of Europe. Dorland House, 14 Regent Street, S. W. 1, London, is the headquarters in England of THE AMERICAN ARCHITECT. We have established there a service for our readers that is of the most efficient sort. There you may receive expert advice in preparing your itinerary, not alone in England but all parts of Europe as well. There is a club room where you may write your letters and meet your friends. If you have not taken your motor car along our representative will help you to rent one, and he will give you, if you want it, full information as to motor routes, hotels and the various matters relating to license and regulation of the motorist. There's absolutely no charge for this service. Just tell them there that you are a subscriber to THE AMERICAN ARCHITECT and every reasonable want will be supplied.

At the new home office of this journal in New York, 239 West Thirty-ninth Street, the same service may be found by subscribers in this country, but more particularly that large number of readers all over the world. When our foreign resident friends reach New York, we shall be very greatly pleased if they will call on us and let us put at their disposal all the many facilities we have to help them. Their mail may be directed to our care, they may meet their friends here, and we will see to it that as far as is possible they are relieved of many of the uncertainties that beset a wanderer in a strange land. And as they travel West from here, the same service is to be had at our Chicago office in the First National Bank Building.

All these services and many more are free to the subscribers of this journal. To indicate the versatility required of a publishing organization, let us consider the character of a day's mail—one man asks for a bibliography on cement construction; another wants to be informed as to the financial success of certain housing developments. Yet another, a man in a small community, who is having a controversy with his builder as to certain matters, sends us a copy of his specifications and asks for a legal opinion on the merits of his contention. These and other questions pertinent to architectural practice we are able to answer through various members of our organization.

Writing of specifications, we are reminded to announce that our 1926 Specification Manual is progressing. The series of Specification Manuals published by THE AMERICAN ARCHITECT represents one of the highest services that it is possible to render the architect's office. We have hundreds of letters declaring that it is a work of such efficient help that no architect's office should be without it. And it's all a part of the subscription price, there's no charge for it. If you are an architect, it's yours for the asking. Make sure you get your copy.

As an illustration of a somewhat unusual demand on us for service, it may be mentioned that a subscriber recently asked us for information as to the design of dog kennels. What he wanted was some examples of construction of the type of buildings that breeders erect. We knew exactly where and how to get this information, and our subscriber has written us a letter of grateful acknowledgment.

The Reference List of Business Literature to be found in the colored section among the advertising pages of each issue is of valuable assistance to readers. It may be made a time-saving feature, too. For example, a subscriber writes us asking that he be supplied with a series of catalogs relating to a certain material. He gives us the reference numbers (to be found opposite each item), and we do the rest. This reader wanted *five* catalogs. He wrote *one* letter,—to us. He now has his catalogs, and has written us a letter warmly commending the service rendered.

Beware the fake subscription solicitor. We find that it is frequently the practice of dishonest parties to pose as agents for this journal. Any one authorized to solicit subscriptions should be able, on demand, to prove his authority. If he cannot do that he is an impostor and should be turned over to the police.

A new subscriber, to whom there was sent a copy of last issue of THE AMERICAN ARCHITECT Specification Manual, writes us: "I feel that the Manual alone is worth the subscription price of your journal."

THE ARCH OF ST. MARIA, BURGOS, SPAIN